



Planning and Transportation Committee

Date: TUESDAY, 4 JUNE 2013
Time: 11.00am
Venue: LIVERY HALL - GUILDHALL

Members:

Deputy Michael Welbank (Chairman)	Gregory Jones QC
Oliver Lodge (Deputy Chairman)	Deputy Henry Jones
Randall Anderson	Deputy Keith Knowles
Alex Bain-Stewart	Alderman Sir David Lewis
David Bradshaw	Paul Martinelli
Deputy John Chapman	Brian Mooney
Dennis Cotgrove	Sylvia Moys
Revd Dr Martin Dudley	Deputy John Owen-Ward
Peter Dunphy	Alderman Dr Andrew Parmley
Sophie Fernandes	Ann Pembroke
John Fletcher	Deputy Henry Pollard
Marianne Fredericks	Chris Punter
Deputy Bill Fraser	Jeremy Simons
Alderman John Garbutt	Tom Sleigh
George Gillon (Chief Commoner)	Graeme Smith
Alderman David Graves	Patrick Streeter
Christopher Hayward	Deputy James Thomson
Michael Hudson	

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Lunch will be served in Guildhall Club at 1PM

John Barradell
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and summary of the meeting held on 14 May 2013.

For Decision
(Pages 1 - 8)
4. **TOWN PLANNING AND DEVELOPMENT APPLICATIONS**
Report of the City Planning Officer relative to development and advertisement applications dealt with under delegated authority.

For Decision
(Pages 9 - 16)
5. **REPORTS OF THE CITY PLANNING OFFICER RELATIVE TO PLANNING APPLICATIONS**
 - a) Land At Moor Lane, Barbican, London EC2 - Non Material Amendment (Pages 17 - 50)
 - b) Land At Moor Lane Barbican London EC2 - Listed Building Consent (Pages 51 - 58)
 - c) St Bartholomew's Hospital North Block (Pages 59 - 192)
 - d) St Bartholomew's Hospital North Block - Listed Building Consent (Pages 193 - 200)
 - e) St Bartholomew's Hospital North Block - Conservation Area Consent (Pages 201 - 208)
6. **DISABLED PERSONS PARKING BADGES ACT 2013**
Report of the City Remembrancer.

For Decision
(Pages 209 - 210)
7. **MITIGATION OF ENVIRONMENTAL IMPACTS FROM DEVELOPMENTS**
Report of the Director of Markets and Consumer Protection.

For Decision
(Pages 211 - 326)
8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
10. **EXCLUSION OF THE PUBLIC**
 MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

<u>Item No.</u>	<u>Paragraph(s) in Schedule 12A</u>
11	3

Part 2 - Non-public Agenda

11. **NON-PUBLIC MINUTES**
 To agree the non-public minutes of the meeting held on 14 May 2013.
For Decision
(Pages 327 - 328)
12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
For Decision
13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**
For Decision
Any drawings and details of materials submitted for approval will be available for inspection by Members in the Livery Hall from Approximately 9:30 a.m.

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Agenda Item 3

PLANNING AND TRANSPORTATION COMMITTEE

Tuesday, 14 May 2013

Minutes of the meeting of the Planning and Transportation Committee held at the Guildhall EC2 at 11.00am

Present

Members:

Randall Anderson	Oliver Lodge
Alex Bain-Stewart	Paul Martinelli
David Bradshaw	Brian Mooney
Deputy John Chapman	Sylvia Moys
Dennis Cotgrove	Deputy John Owen-Ward
Revd Dr Martin Dudley	Alderman Dr Andrew Parmley
Peter Dunphy	Ann Pembroke
Marianne Fredericks	Deputy Henry Pollard
Deputy Bill Fraser	Jeremy Simons
Alderman John Garbutt	Tom Sleigh
George Gillon (Chief Commoner)	Graeme Smith
Christopher Hayward	Patrick Streeter
Michael Hudson	Deputy James Thomson
Gregory Jones QC	Deputy Michael Welbank
Deputy Henry Jones	

Officers:

Peter Nelson	- Assistant Town Clerk
Jacky Compton	- Committee & Member Services Officer
Sarah Roberts	- Committee & Members Services Assistant
Deborah Cluett	- Comptroller and City Solicitor's Department
Philip Everett	- Director of the Built Environment
Annie Hampson	- Department of the Built Environment
Paul Beckett	- Department of the Built Environment
Paul Monaghan	- Assistant Director Engineering
Iain Simmons	- Department of the Built Environment
Alan Rickwood	- City Police
Peter Nelson	- Assistant Town Clerk
Jacky Compton	- Committee & Member Services Officer
Sarah Roberts	- Committee & Members Services Assistant
Simon Owen	- Chamberlain's Department

1. APOLOGIES

Apologies were received from Alderman David Graves and Chris Punter.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

3. **APPOINTMENT OF COMMITTEE**

The amended Orders of the Court of Common Council, 25 April 2013 appointing the Committee and approving the Committee's Terms of Reference, were noted.

4. **ELECTION OF CHAIRMAN**

The Committee proceeded to elect a Chairman pursuant to Standing Order No. 29. The Town Clerk read out a list of Members eligible to be the Chairman. Deputy Michael Welbank indicated his willingness to serve if elected. As Deputy Michael Welbank was the only Member who had indicated his willingness to serve, he was duly declared to be elected Chairman and took the Chair for the ensuing year.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman pursuant to Standing Order No. 30. A list of Members eligible to stand was ready, and Revd Dr Martin Dudley, Michael Hudson and Oliver Lodge declared their willingness to serve if elected.

A ballot having been taken, votes were cast as follows:-

Revd Dr Martin Dudley	-	10 votes
Michael Hudson	-	4 votes
Oliver Lodge	-	14 votes

As there was no clear majority between the first and second place, a second ballot was taken and the votes were cast as follows:-

Revd Dr Martin Dudley	-	12 votes
Oliver Lodge	-	17 votes

Oliver Lodge was therefore duly elected as Deputy Chairman for the ensuing year.

6. **MINUTES**

The public minutes and summary of the meeting held on 16 April 2013 were approved.

7. **APPOINTMENT OF REPRESENTATIVES TO SUB COMMITTEES**

The Committee considered a report of the Town Clerk relative to the appointment of Sub Committees for the ensuing year (2013/2014).

RESOLVED – That

i) the following memberships be agreed:-

Streets and Walkways Sub Committee

Chairman of the Grand Committee
Deputy Chairman of the Grand Committee
Marianne Fredericks
Sylvia Moys
Jeremy Simons
Randall Anderson
Michael Hudson
Dennis Cotgrove
Deputy John Owen-Ward

Together with three ex-officio Members representing the Finance, Police and Open Spaces & City Gardens Committees.

Local Development Framework (and Local Implementation Plan) Sub

Chairman
Deputy Chairman
Sylvia Moys
Michael Hudson
Marianne Fredericks
Randall Anderson
Alex Bain-Stewart

Together with an ex-officio Member representing the Policy and Resources Committee.

Local Development Framework (and Local Implementation Plan) Working Party

Chairman
Deputy Chairman
Sylvia Moys
Michael Hudson
Marianne Fredericks
Randall Anderson
Alex Bain-Stewart

Together with an ex-officio Member representing the Policy and Resources Committee.

8. **ORDERS OF COMMON COUNCIL**
There were no Wardmote Resolutions.

9. **LONDON COUNCIL NOMINATIONS**
The Committee considered a report of the Town Clerk relative to the nomination of a number of representatives to serve on three London Councils Committees.

The Town Clerk advised that the Port Health and Environmental Services Committee had approved this report at their recent meeting.

RESOLVED: That, in line with the principle agreed by the Court in 2000, the Chairman of the Planning and Transportation Committee be nominated to represent the City Corporation on the Associated Joint Committee (London Councils Transport and Environment Committee) (TEC) and that the Chairman of the Port Health and Environmental Services Committee, the Deputy Chairman of the Planning and Transportation Committee and the Deputy Chairman of the Port Health and Environmental Services Committee be nominated to serve as the City Corporation's named deputies.

10. TOWN PLANNING AND DEVELOPMENT APPLICATIONS

The Committee received a report of the City Planning Officer relative to development and advertisement applications that he had dealt with using his delegated authority since the previous meeting.

RECEIVED.

11. REPORT OF THE CITY PLANNING OFFICER RELATIVE TO A PLANNING APPLICATION -

11.1 City Place House, 55 Basinghall Street and City Tower, 40 Basinghall Street, London EC2V 5DE

Registered Plan No.: 12/00947/NMA

Proposal:- Non-material amendment to facilities for cyclists, provision of new entrance, three additional roof lights and modifications to the high level walkway to planning permission ref: 11/00630/FULL dated 6 January 2012, amended by minor material amendment ref: 12/00167/FULL dated 19 April 2012.

RESOLVED: That –

1. The non-material amendment be issued for the above proposal in accordance with the details set out in the schedule attached to the report subject to:
 - a. planning obligations and other agreements being entered into under Section 106 of the Town & Country Planning Act 1990 in respect of those matters set out in the report, the decision notice not be issued until the Section 106 obligations have been executed; and
 - b. the officers be instructed to negotiate and execute obligations in respect of those matters set out in "Planning Obligations" under Section 106 and The City of London Various Powers Act 1969.

12. REPORTS OF THE DIRECTOR OF THE BUILT ENVIRONMENT

12.1 St Paul's Cathedral External Lighting - Outline Options Appraisal

The Committee considered a report of the Director of the Built Environment seeking approval of a new scheme for St Paul's Cathedral external lighting which is approaching the end of its 25 year life span. The scheme is to be managed by the City on behalf of the Cathedral which will be the recipient of the external sponsorship funding.

Concern was expressed that the sponsorship precluded the use of any advertising on the building.

RESOLVED: That –

- Option 3 to relight St Paul's Cathedral with a new LED lighting scheme at an estimated total cost of £,105,000 funded by external sponsorship and £100,000 from the City Finance Contingency Budget;
- A sponsorship specialist be engaged to support the City and the Cathedral in developing a clear plan to identify sponsorship opportunities and prepare a Sponsorship Package; and
- This project proceed to Gateway 4 (detailed options appraisal) funded by £25,000 from the £100,000 City Finance Committee Contingency Budget.

12.2 Environmental Enhancement Projects Programme

The Committee considered a report of the Director of the Built Environment relative to the Environmental Enhancement Projects Programme.

RESOLVED: That Members –

- Note the progress made to date on delivering Environmental Enhancement Area strategies and associated projects;
- Approve the review and updating the Cheapside, Barbican and Fleet Street Area Environmental Enhancement Strategies, in the order listed;
- Approve projects at Gateway 2 for St Bartholomew Close Environmental Enhancement, Bank Area North/South Lanes and Alleys, Fenchurch Street and John Carpenter Street projects, asset out in Appendix 4 to this report; and
- That a Projects Programme report be prepared every six months setting out an overview of all Built Environment Directorate projects, including the next tranche of Gateway 2 approvals.

13. MARCHE INTERNATIONAL DES PROFESSIONNELS D'IMMOBILIER (MIPIN CONFERENCE) 2013

The Committee considered a report of the City Surveyor informing Members of the City of London Corporation's activities at the MIPIM property exhibition in March 2013 and to gain the approval of the Committee for the City of London Corporation's attendance at MIPIM 2014.

RESOLVED: That –

- Members note the report; and
- The Policy and Resources and Planning & Transportation Committees, and the Property Investment Board, decide that the City of London Corporation should attend MIPIM 2014 with a total budget not exceeding £85,000.

14. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

Planning: Change of use of Buildings

The Policy & Performance Director advised the Committee of a written ministerial statement that had been released by The Secretary of State for Communities and Local Government.

He confirmed that the whole of the City had been given a local exemption from the changes to the national permitted development rights for change of use from offices to housing. Other changes to the General Permitted Development Order that take effect at the end of May would be the subject of a later information report to Committee.

15. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

Marketing Suite Barbican

The Planning Services and Development Director advised the Committee that urgency approval may be necessary to determine the application for the retention of the Marketing Suite at the Barbican as more objections to the scheme had been received than would allow the scheme to be considered under the delegated powers of officers. The applicants would have to agree to an extension of time for it to be considered at their Committee on the 4th June. Provided that they did it would be reported to their next Committee

16. **EXCLUSION OF THE PUBLIC**

RESOLVED:– That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

Item No.

Paragraphs in Schedule 12A

17-18

3

17. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 16 April 2013 were approved.

18. **DETAILED OPTIONS APPRAISAL, GATEWAY 4 – TOWER BRIDGE, THE INSTALLATION OF GLASS VIEWING PANELS INTO THE WALKWAY FLOORS**

The Committee considered a joint report of the City Surveyor and the Director of the Culture, Heritage and Libraries relative to a Detailed Options Appraisal for Gateway 4 for Tower Bridge.

19. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were no questions.

20. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREES SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There was one non-public urgent item of business.

The meeting closed at 12.35pm

Chairman

Contact Officer: Jacky Compton

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Agenda Item 4

Committee:	Date:
Planning and Transportation	4 June 2013
Subject:	
Delegated decisions of the City Planning Officer and the Planning Services and Development Director	
Public	

1. Pursuant to the instructions of your Committee, I attach for your information a list detailing development and advertisement applications determined by the City Planning Officer or the Planning Services and Development Director under their delegated powers since my report to the last meeting.
2. Any questions of detail arising from these reports can be put to David Stothard, Assistant Director (Development Management East) on extension 1238 or Ted Rayment, Assistant Director (Development Management West) on extension 1705 who will be pleased to provide any additional information.

DETAILS OF DECISIONS

Registered Plan Number & Ward	Address	Proposal	Date of Decision
13/00254/FULL Broad Street	14 Austin Friars London EC2N 2HE	Installation of an extract grille and a supply air grille on the rear elevation.	02.05.2013
13/00255/LBC Broad Street	14 Austin Friars London EC2N 2HE	Installation of an extract grille and a supply air grille on rear elevation. Installation of two halo illuminated projecting signs and two non illuminated metal plaques to front and side elevations.	02.05.2013
13/00256/ADVT Broad Street	14 Austin Friars London EC2N 2HE	Installation of i) one halo illuminated projecting sign measuring 0.6m high by 0.6m wide at a height above ground of 3.15m, ii) one halo illuminated projecting sign measuring 0.6m high by 0.6m wide at a height above ground of 2.95m and iii) two non illuminated plaques measuring 0.6m high by 0.25m wide at a height above ground of 1.34m.	02.05.2013

13/00213/LBC Broad Street	Drapers Hall Throgmorton Avenue London EC2N 2DQ	Works to create step free access to Throgmorton Avenue entrance to Drapers' Hall. Installation of a ramp up to the door threshold and new Portland stone threshold placed on top of the existing stone step.	16.05.2013
13/00284/ADVT Broad Street	6 Copthall Avenue London EC2	Installation of one internally illuminated projecting sign measuring 0.6m in diameter at a height of 3.31m above ground and one set of halo-illuminated letters within the shopfront glazing, measuring 0.3m high by 1.43m wide at a height of 3.0m above ground.	16.05.2013
13/00066/MDC Bridge And Bridge Without	2, 3 & 5 Philpot Lane London EC3	Submission of particulars and samples of materials, details of the ground floor elevation, details of all external alterations, new mansard, new roof and roof structures including plant, details of external insulation and render treatment to 5 Philpot Lane and its junction with adjoining buildings, details of the green roof and details of works to historic fabric pursuant to conditions 5(a)(in part) , (c), (e), (f), (g) and 6 of planning permission dated 6.12.12 (12/00575/FULL) and 3(a)(in part), (b) and (f) of Listed Building Consent dated 6.12.12. (12/00576/LBC).	09.05.2013
13/00270/MDC Bridge And Bridge Without	2, 3 & 5 Philpot Lane London EC3M 8AQ	Particulars and samples of materials pursuant to conditions 3 (a) (in part) and 5 (a) (in part) of listed building consent and planning permission respectively dated 06.12.2012 (App. Nos. 12/00576/LBC and 12/00575/FULL).	09.05.2013

13/00219/FULL Bishopsgate	12 Devonshire Row London EC2M 4RH	Alteration to the shopfront glazing.	02.05.2013
13/00220/ADVT Bishopsgate	12 Devonshire Row London EC2M 4RH	Installation of i) one halo illuminated fascia sign measuring 1m high by 4.46m wide at a height above ground of 3.3m and ii) one halo illuminated projecting sign measuring 0.6m high by 0.6m wide at a height above ground of 3.3m.	02.05.2013
13/00091/ADVT Bishopsgate	22 - 23 Liverpool Street London EC2M 7PD	Installation of i) one letter only illuminated fascia sign measuring 0.9m high by 10.1m wide at a height above ground of 3.2m and ii) one letter only illuminated projecting sign measuring 0.6m high by 0.69m wide at a height above ground of 3.3m.	09.05.2013
13/00253/ADVT Bishopsgate	107 Bishopsgate London EC2M 3UE	Installation of two internally illuminated projecting signs, measuring 0.65m by 0.65m at a height of 2.65m above ground.	09.05.2013
12/01160/FULL Bassishaw	10 Aldermanbury London EC2V 7JQ	(i) Replacement of existing entrance canopy to Gresham Street; (ii) remodelling of existing smoke extract and landscaping to the right of the existing Gresham Street entrance (iii) extension of existing roof top plant enclosure.	02.05.2013

12/01017/LBC Cripplegate	City of London School For Girls St Giles' Terrace Barbican London EC2Y 8BB	(i) Extension at lower ground floor level comprising the infilling of the existing sunken light well (150 sqm) with associated landscaping at ground floor level; (ii) replacement of the existing bridges; (iii) the installation of new balustrading; (iv) the installation of new plant (v) re-alignment of the existing cycle racks. DECISION MADE BY THE SECRETARY OF STATE	30.04.2013
13/00286/LBC Cripplegate	502 Ben Jonson House Barbican London EC2Y 8NH	Removal of partitions between the living room and kitchen and within the kitchen. Installation of a clear glass wall and a sliding glass door between the living room and kitchen. Installation of a WC on top floor landing.	02.05.2013
13/00287/LDC Cornhill	1-3 Royal Exchange Buildings London EC3V 3LF	Submission of details of internal plant, ventilation, air conditioning and ductwork pursuant to Condition 2 of listed building consent app no. 12/01185/LBC dated 22nd February 2013.	16.05.2013
13/00163/FULL Candlewick	70 - 72 King William Street London EC4N 7HR	External alterations to the rear facade to include the removal of the rear redundant external escape stair and replacement of existing exit doors serving the external staircase with new timber framed windows and louvres above.	02.05.2013
13/00172/LBC Candlewick	24 Lombard Street London EC3V 9AJ	Installation of a satellite dish.	02.05.2013
13/00267/FULL Candlewick	24 Lombard Street London EC3V 9AJ	Installation of an aluminium satellite dish on the roof.	02.05.2013

13/00273/FULL Candlewick	Phoenix House 18 King William Street London EC4N 7BP	Removal of existing glazing and existing stone cladding panels at ground and first floor, and removal of stone entrance canopy. New glazing between existing facade columns from ground to first and new glazed entrance doors. New building signage 'Phoenix House' to facade on corner of Cannon Street and King William Street. New signage to ground floor commercial units located behind the glazing.	16.05.2013
13/00204/FULL Coleman Street	100 Moorgate London EC2M 6AB	Modification to cladding to rear of building in association with ventilation systems on Ground and Lower Ground floor. Removal of existing door and insertion of louvred panel within structural opening. Installation of condensers in Lower Ground Floor plant area.	02.05.2013
13/00205/LBC Coleman Street	100 Moorgate London EC2M 6AB	Erection of signage to Moorgate facade in relation to fit out of retail unit. Signage to comprise one non illuminated projecting sign on cantilever bracket fixed to facade and one set of built up non illuminated lettering reading 'Pure' suspended within arch over doorway to retail unit.	09.05.2013
13/00206/ADVT Coleman Street	100 Moorgate London EC2M 6AB	Installation and display of a non illuminated set of lettering measuring 0.95 metres high by 1.54 metres wide suspended within the entrance arch 4.1 metres above ground floor level and a non illuminated projecting sign measuring 0.65m in diameter located 2.5 metres above ground floor level.	09.05.2013

13/00403/XRAIL Coleman Street	76-92 Moorgate London EC2M 6SE	Particulars for the permeation grouting from the basement of Electra House 76 to 92 Moorgate pursuant to the City of London Heritage Deed of the Crossrail Act 2008.	16.05.2013
13/00306/LBC Coleman Street	141 Moorgate London EC2M 6TX	Installation of two glass building signs.	16.05.2013
13/00282/MDC Cheap	125 Wood Street London EC2V 7AN	Submission of a Construction Management Method Statement, methods to accommodate construction vehicles and a scheme for protecting nearby residents and commercial occupiers pursuant to conditions 5, 7 and 8 planning application no. 12/00055/Full dated 29th March 2012.	02.05.2013
13/00243/MDC Cheap	Atlas House 1 - 7 King Street London EC2V 8AU	Submission of an Environmental Noise Assessment report pursuant to condition 4 of planning permission dated 19th January 2012 (Application 11/00729/Full)	09.05.2013
13/00145/FULL Farringdon Within	30 - 31 New Bridge Street London EC4V 6DA	Change of use of ground and basement floor from A2 use to a flexible use for either class A3, A4 or A5 use (380sq.m).	01.05.2013
13/00186/NMA Farringdon Without	40 - 45 Chancery Lane, 2-3 Cursitor Street, 20- 21 Took's Court, London, EC4	Non Material Amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission 07/00735/Full dated 07.05.2010 to reduce the size of the top floor and minor changes to the proposed elevation.	02.05.2013
13/00272/MDC Farringdon Without	40 - 45 Chancery Lane, 2-3 Cursitor Street & 20-21 Took's Court, London EC4A 1NE	Details of refuse storage arrangement and green roofs pursuant to conditions 4 and 6 Planning Permission 07/00735/Full dated 7th May 2010.	02.05.2013

13/00308/MDC Farringdon Without	25 - 26 Chancery Lane London WC2A 1LS	Demolition method statement and construction method statement pursuant to conditions 4 & 5 of Planning Permission 11/00426/FULMAJ dated 28/03/2012.	16.05.2013
12/01178/LBC Walbrook	77 Lombard Street London EC3V 9AY	Installation of two internal hanging signs and one external projecting sign.	16.05.2013

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Committee:	Date:
Planning and Transportation	4 June 2013
Subject:	
Land At Moor Lane Barbican London EC2	
Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.	
Ward: Cripplegate	Public For Decision
Registered No: 13/00373/NMA	Registered on: 19 April 2013
Conservation Area: No	Listed Building: Grade II
<u>Summary</u>	
<p>The application relates to the marketing pavilion on Moor Lane which is used to facilitate the sale of the residential units in the adjacent Milton Court Development.</p> <p>Planning permission and listed building consent were granted for the pavilion on the 28th July 2009 for a temporary period of three years (until 27th July 2012). A subsequent listed building consent and non-material amendment were granted in August 2012 to enable the marketing suite to remain in place until the 31st March 2013.</p> <p>At present the pavilion is unauthorised and 22 of the apartments are unsold. A further non-material amendment and listed building consent are sought to enable the marketing suite to remain in place until the 30th June 2013. Heron wish to continue to use the unit and maintain a ground floor presence until completion of the development when the facilities can be moved into the main building.</p> <p>To date 12 letters of objection have been received from Barbican residents, the Willoughby House and Speed House Groups and the Barbican Association. The matters raised relate to: 1. frustration over the continued applications for renewal of the time limit that the marketing suite can remain in place; 2. the majority of units have been sold as such there is little need for the marketing suite; 3. the marketing suite is preventing the Moor Lane enhancement works from being implemented and 4. the pavilion detracts from the setting of the Barbican Estate.</p> <p>The City's Officers working on the Moor Lane project have confirmed that if the pavilion is to remain in place until the 30th June 2013, it would not prevent the implantation of the enhancement works. The construction package and detailed design of the scheme are still being finalised.</p> <p>On the basis of previous decisions it could not be argued that the pavilion would detract from the appearance of Moor Lane or the setting of the Barbican if it remained in place for the proposed limited time period.</p>	

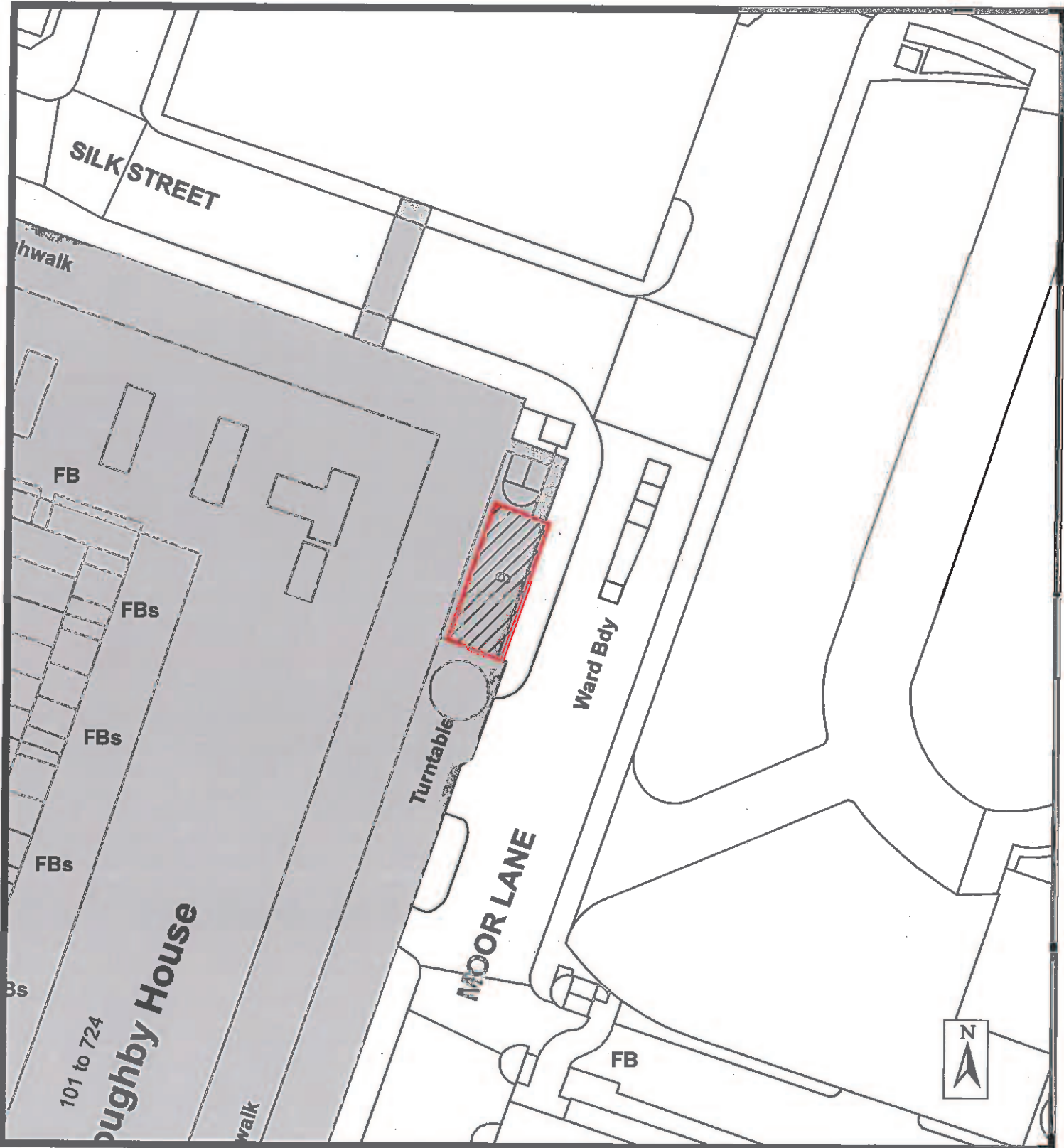
The following recommendation relates to the non-material amendment. There is a separate recommendation before your Committee relating to an application for Listed Building Consent but both applications are considered in this report.

Recommendation

(i) The amendment to condition 1 of planning permission 09/00302/FULL, to enable the marketing pavilion to remain in place until the 30th June 2013, constitutes a non-material amendment to the original permission in accordance with the details set out in the attached schedule.

(ii) See paragraph 27 of this report.




Site Location Plan



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ADDRESS:
Milton Court Marketing Pavilion, Moor Lane, Barbican EC2

CASE No.
13/00374/LBC, 13/00373/NMA

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





Site

1. The proposal relates to the marketing pavilion on Moor Lane which is used to facilitate the sale of residential flats in the adjacent Milton Court development.
2. The marketing pavilion comprises a modular two storey unit. It has clear glazing at ground floor level and a painted fibre reinforced resin skin at the upper level. It is constructed on a concrete base and supported by stainless steel columns.
3. The marketing suite has exhibition space on the ground floor with the upper level laid out as an example studio flat.
4. The grade II listed Speed House and Willoughby House of the Barbican Estate immediately adjoin the west side of the site. The site is within the listed area of the Barbican and the Barbican Area Street and Walkways Enhancement Strategy.

Relevant Planning History

5. Planning permission and listed building consent were granted (references 09/00302/FULL and 09/00303/LBC) for the marketing pavilion on the 28th July 2009 for a temporary period of three years. The temporary loss of open space was judged to be acceptable and it was not considered that the pavilion would jeopardise the proposed street scene enhancements to the Barbican area. The design of the pavilion was considered acceptable due to its temporary nature. Residential amenity was protected through the conditioning of opening hours.
6. On the 17th August 2012 listed building consent and a non-material amendment to planning permission 09/00302/FULL were granted to enable the marketing suite to be retained for a further temporary period until the 31st March 2013. The extension was sought as it was anticipated that 50 of the units would be released in the latter part of 2012 and the remaining 29 units in early 2013.

Proposals

7. Listed building consent and a non-material amendment are sought to retain the marketing suite and enable it to remain in place until the 30th June 2013. The rationale behind the request for a further time extension is that 22 apartments remain unsold and Heron want to continue to use the existing sales area to maintain a presence until the physical completion of the development when the marketing facilities can be moved into the building. Of the 22 unsold apartments 13 comprise the panoramic and penthouse apartments above the 30th floor. The marketing of these units is scheduled from June when Heron would have a completed panoramic show apartment on the 32nd floor.
8. This report deals with the applications for a non material amendment (13/00373/NMA) and listed building consent (13/00374/LBC).

Consultations

9. The occupants of Speed House and Willoughby House on the Barbican Estate have been notified of the proposal. To date 12 letters of objection have been received from residents, the Barbican Association and the Speed and Willoughby House Groups. The planning concerns raised can be summarised as follows:

- The current renewal applications were submitted on the 19th April 2013 nearly three weeks after the previous extension had lapsed. The applications are likely to be presented to the Planning and Transportation in June by which time the extension period would almost be over. Due process has not been followed. The City should enforce against the marketing suite. It is irritating that the proposal is constantly being revisited and with the development being nearly finished it is not considered that the pavilion is needed anymore.
- The minutes from the Planning and Transportation Committee meeting where the original application was considered in 2009 state "The Committee might be able to suggest that they would not be minded to grant an extension if the applicant were to apply for one in three years, but Members could not pre-determine an application before all the facts were before them and would have to consider it on its merits at the time". The minutes further note "Following a vote of 13 in favour and 7 against, the Chairman asked whether the Committee might state that they would not be minded to approve an extension, and the Comptroller and City Solicitor stated that suitable words could be added provided the Committee was not fettering its consideration of any future application". If the proposal is granted how can residents be assured that it would not be granted again?
- The apartments are being advertised by the agent – Alan Selby, in addition to 15 other agents including Jones Lang LaSalle, Savills, Hamptons and Knight Frank. It would be more effective to use the apartments that have been built for sales as opposed to trying to attract buyers by the viewing of a mock up prefab. As most of the apartments have been sold the marketing suite is redundant.
- It is inappropriate for a temporary building to remain so long beyond its original permission. This could set a precedent to applicants that a series of temporary permissions is an acceptable alternative to a permanent planning permission.
- The presence of the pavilion is likely to be further delaying the street scene improvement works to Moor Lane originally scheduled for 2011. Residents and workers stand to gain from the improvements in this area. The need for the marketing pavilion has expired.
- The pavilion detracts from the character of the Barbican Estate

when viewed from Moor Lane. The pavilion needs to be removed so that features of the site for example Barbican signage and the parapet wall can be restored to view. The proposal is therefore contrary to policy CS12 of the Core Strategy.

10. English Heritage does not wish to comment on the proposal and have advised that the applications should be determined in accordance with national and local policy guidance.

Policy Context

11. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
12. On the 14th January 2013 public consultation commenced on the Draft Local Plan and this ended on 11th March. It is expected that a revised Local Plan will be issued in autumn 2013 and the final plan adopted in 2014. At this stage the policies in the Draft Local Plan are of limited weight and the weight to be given to relevant policies will increase as the plan advances towards approval and adoption.
13. The Draft Local Plan incorporates the Core Strategy which has been carried forward with limited alterations. It includes new policies for Development Management. Government Guidance is contained in the National Planning Policy Framework (NPPF).

Considerations

14. The Corporation, in determining the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
 - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
15. The principal issues in considering this application are:
 - The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
 - The impact of the proposal on the setting of the Barbican Estate.
 - The impact of the proposal on the commencement of the Moor Lane enhancement strategy.

The Current Status of the Marketing Pavillion

16. As of the 31st March 2013 the marketing pavilion is unauthorised and in

breach of planning control. However, Heron are entitled to submit the relevant applications in order to regularise the position. The current submissions were received on the 19th April 2013 and the City has a duty to consider them.

17. The agent for the current submissions has confirmed that the marketing suite within the Heron development will be completed by the end of June and as such there will be no further applications to extend the time period for retention.
18. The principal considerations are whether the amendment to condition 1 of planning permission 09/00302/FULL, to allow the pavilion to remain in place until the 30th June 2013, would constitute a non-material amendment to the original planning permission and whether the variation of condition 1 of listed building consent 12/00676/LBC would be acceptable.
19. In assessment of the applications the NPPF notes that "Local planning authorities should approach decision-taking in a positive way...and look for solutions rather than problems, decision-takers at every level should seek to approve applications for sustainable development where possible".

Design of the Pavilion and Impact on the Setting of the Barbican

20. Objections have been received on the grounds that the pavilion detracts from the setting of the Barbican contrary to policy CS12 of the Core Strategy.
21. In 2009 listed building consent and planning permission were granted for the marketing suite on the basis that its design was representative of its temporary nature. It was accepted that the pavilion had been designed as a counterpoint to the Barbican's heavy brick and exposed concrete while still following the horizontal emphasis of Willoughby House, the podium parapet and the car park wall. The structure was designed to fit neatly between the projecting car park ramp and lift and stair structure in order to reduce the sense of street clutter. The pavilion was not physically attached to the adjacent listed buildings and as such there was judged to be no impact on historic fabric. It was not considered that the marketing suite was contrary to policy ENV18 of the UDP.
22. The same conclusion was reached in 2012 when applications were made to retain the marketing suite until March 2013. Given the temporary nature of the construction it was judged that it would not detract from the setting of the Barbican Estate to the extent that it would be contrary to policy CS12 of the Core Strategy.
23. Since there has been no material change in circumstances it is not considered that there would be sufficient justification to argue that the pavilion would detract from the setting of the Barbican if it were to remain in place for an additional very limited period. Assurance has been given from the agent for the submission that no further extensions of time will be sought. It would be conditioned that the pavilion be removed and the land restored to its original condition by the 30th June 2013 or on sale of the last unit, whichever is the sooner.

24. If the current proposal is allowed the marketing suite would have been in place for nearly four years which is considered to constitute a sufficient temporary time period. The applicant has been advised that any submissions for a further extension of time would not be viewed favourably. It is likely that the pavilion would then start to impact on the programme of works for the Moor Lane enhancements.

Impact on the Moor Lane Enhancement Works

25. Concern has been raised that the marketing pavilion is causing a delay in the implementation of the Moor Lane enhancement works. The officers working on this project have confirmed that this is not the case.
26. The construction package and detailed design of the project are still being finalised. Works would not be ready to commence until mid-summer 2013.

Conclusions

27. It could not be argued that the retention of the marketing suite until the 30th June 2013 would detract from the appearance of Moor Lane or the setting of the Barbican for this limited time period. It was ensured in the initial 2009 application that the design of the pavilion was appropriate for the site on a temporary basis. The proposal would not jeopardise the Moor Lane enhancement work which is programmed to take place mid-summer 2013.
28. If Members are of the view that this extension of time is the last that they would regard as acceptable that they authorise the City Planning Officer to instigate enforcement proceedings if the pavilion is not removed by the 30th June 2013.

Background Papers

External

Site location plan number HP_DW_01_E0000

16.04.2013 Letter DP9

23.04.2013 Email Luke Emmerton, DP9

29.04.2013 Letter Geoff Tuffs

29.04.2013 Email Cherry and Peter Smith

30.04.2013 Letter English Heritage

06.05.2013 Email Trevor Kavanagh

06.05.2013 Email Tim Bishop

07.05.2013 Letter Dr Garth Leder, Chair of the Barbican Association Planning Committee

07.05.2013 Email Yuen-Wei Chew

09.05.2013 Email B Parkes, Chair, Speed House Group

09.05.2013 Email Tim Macer, Chair, Willoughby House Group

12.05.2013 Email Christopher Makin

13.05.2013 Email Professor Michael Swash

14.05.2013 Email Luke Emmerton, DP9

15.05.2013 Email Anne Napthine

16.05.2013 Email Beatriz Phipp

Internal

26.04.2013 Email Patrick Hegarty, Open Spaces Department

26.04.2013 Email Jean Hewitt (Robert Barker's emails of 26.03.2012 and 27.03.2012 attached)

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Unitary Development Plan and Core Strategy Policies

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.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

CS21 Protect and provide housing

To protect existing housing and amenity and provide additional housing in the City, concentrated in or near existing residential communities, to meet the City's needs, securing suitable, accessible and affordable housing and supported housing.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

SCHEDULE

APPLICATION: 13/00373/NMA

Land At Moor Lane Barbican London

Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

INFORMATIVES

- 1 The City of London considers that amendment to condition 1 of planning permission 09/00302/FULL and the addition of a new condition as set out below is a non material amendment to this planning permission.

The building hereby permitted shall be removed and the land restored to its former condition on or before the 30th June 2013 or on exchange of contracts related to the sale of the last dwelling in the Milton Court development whichever is the sooner, in accordance with a scheme of work which shall be submitted to and approved in writing by the Local Planning Authority in writing prior to the removal of the development hereby permitted.

REASON: To ensure that the visual amenities of the area and the setting of the listed building are not prejudiced when the building is removed in accordance with the following policies of the Core Strategy: CS12, CS19.

London Plan Policies

Policy 7.8 To protect heritage assets.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

CS19 Improve open space and biodiversity

CS21 Protect and provide housing

ENV6 Design of alterations to buildings

535 Willoughby House

Barbican

London EC2Y 8BY.

29th April 2013

Your ref. 13/00374/LBC & 13/00373/HMA

Attn. Gemma Delves

Land at Moon Lane, Barbican

Dear Sirs,

I refer to Mr. Raymond's letter of the 25th April. Predictably, Heron have applied for an extension in respect of their marketing period to 30th June 2013.

The greening of Moon Lane has regularly been subordinated to the developer's interests and has been far too long in gestation. Lying immediately adjacent to, arguably, the busiest street in the Square Mile, I have long welcomed the City's admirable enhancement proposals but they continue to remain elusive.

And after the 30th June, what happens? If Heron decide they have not sold enough of their expensive flats to investors and, who knows, even to a few permanent residents, will they submit an application for yet another extension? I will not answer my own questions and I expect neither will you; suffice to say that I oppose the application as set out in your letter.

Yours faithfully,

Geoff. Tofts

PLANNING & TRANSPORTATION		
SBD	OPD	PPD
TPD	U 1 MAY 2013	LTP
OM		
No	113060	
FILE		

Begum, Shupi

Subject: FW: Milton Court Marketing Pavilion - Objection

From: Cherry Hart [mailto:]
Sent: 29 April 2013 15:24
To: Delves, Gemma

Subject: Milton Court Marketing Pavilion - Objection

Ref: 13/00374?LBC & 13/000373/NMA
Ted Rayment's letter dated 25 April 2013.
Town & Country Planning Act 1990
Location: Land at Moor Lane Barbican London EC2
Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of listed building consent reference 12/-676/LBC dated 17th August 2012 to extend the use of the site for the Milton Court Marketing Pavillion (in connection with the Milton Court development) until 30th June 2013.

Dear Miss Delves

We are extremely annoyed that this matter is constantly being revisited and our time spent in lodging objections to these extensions. Any properly managed business would be well aware when their planning approval expired and it must therefore be assumed that they either do not care, or believe they are above the City of London planning rules, otherwise, this latest extension request would have been submitted well before the 31 March 2013 expiry date. We are at a loss to understand why they were able to continue operating in this site without the appropriate permission because it seems as though they have been given special dispensation that most other parties would not enjoy.

We believe that initially marketing activity had been conducted abroad with the prospect of attracting wealthy overseas buyers/investors. However, we have seen for some considerable time (certainly long before the last extension for the marketing suite) that apartments have been advertised by the Agent, Alan Selby, and the number of agents has grown steadily ever since. A quick check on Rightmove and PropertyFinder.com this morning shows there are now 16 agents actively marketing Milton Court, namely:

Alan Selby	MyLondonHome
Jones Lang LaSalle	1 st Avenue
Savills	Hastings International
Hamptons	Celestial Globe
Chesterton Humberts	Life Residential
Knight Frank	Moving City
Stirling Ackroyd	Complete Prime Residential
Fraser & Co	Garton Jones

At an informal evening meeting McAlpine provided to Barbican Residents (around Christmas 2012) we were told that several apartments had been completed and the finish achieved in them was considered superior to that in the marketing suite. Surely, during the last three months some effort could have been made to create access to show apartments within the building to remove the need for this latest extension. After all, the building was due to be completed by Spring 2013.

With the building virtually finished and the refurbishment of the approach on the Ropemaker Street side having been completed, there seems to be no justification for another extension to keep the marketing suite operating. Seldom is anyone seen in there. Added to which is the further disruption that will be caused to pedestrians and traffic when the 'black box' is eventually dismantled and the area made good.

McAlpine also showed pictures of some of the interiors and they included fold-down furniture which, in Liberata's view when applied to Frobisher Crescent studios, renders the apartments furnished and liable for Council Tax. Are The Heron, therefore, delaying access to a show apartment in order to avoid paying Council Tax?



It is our belief that The Heron are being allowed enormous latitude in their dealings, particularly planning matters. These actions very possibly encourage the GSMD in their various applications with the latest proposals being mooted that the Arts Centre be allowed to extend hours and public use of the facilities more and more. Whereas, the Arts Centre will not even permit Frobisher Crescent residents to use the large lift when moving sizeable items of furniture into or out of the property and yet private residents are expected to act as good and conciliatory neighbours!

Once occupied, the City of London will receive a great deal of revenue from the residents of Milton Court. We also consider it would be far more effective to sell ACTUAL apartments in situ rather than trying to attract buyers by means of viewing a mock up version in a prefab. It would, therefore, seem to be in the City's own interest to disallow this latest extension application.

Yours sincerely
Cherry & Peter Smith
80 Speed House

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 06 May 2013 20:05
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

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

Comments were submitted at 8:04 PM on 06 May 2013 from Mr Trevor Kavanagh.

Application Summary

Address: Land At Moor Lane Barbican London EC2

Proposal: Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Trevor Kavanagh
Email:
Address: 55 Speed House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Traffic or Highways

Comments: The application to establish the pavilion was granted with a clear and specific expiry date. The request to extend this termination date was apparently kept from residents until after its expiry and too late for objections to be effectively registered. More than 90 per cent of the Heron apartments have now been sold and the remainder are being marketed by a large number of agents. The pavilion is therefore of less importance in disposing of these. As long as the building remains in place, the improvements planned for this road cannot be started. The decision to simply remain in place while lodging a surreptitious application to delay its removal is in our view a gesture of arrogance and bad manners towards the residents of the adjacent buildings.

Delves, Gemma

From: PInComments@cityoflondon.gov.uk
Sent: 06 May 2013 11:06
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

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

Comments were submitted at 11:05 AM on 06 May 2013 from mr tim bishop.

Application Summary

Address: Land At Moor Lane Barbican London EC2

Proposal: Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: mr tim bishop
Email:
Address: 84 speed house barbican london

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Noise
- Residential Amenity
- Traffic or Highways

Comments: Residential Amenity The box is an eyesore and does not fit in the residential amenity of the area. It abuts a listed building and is not in keeping with the area or the listed building. Traffic or Highways A range of pavement and traffic improvements are currently being made in the area and the box is in the way of completion of that scheme. Noise Because of the above, the road and pavement works will take longer causing noise nuisance for a longer period of time than is necessary.



Representing the interests of Barbican Residents

Dr Garth Leder
85 Defoe House
Barbican
London EC2Y 8DN
() 8

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270
Guildhall
London EC2P 2EJ

7 May 2013

For the attention of Gemma Delves

Re: Objection to applications 13/00373/NMA, 13/00374/LBC

Dear Sir/Madam,

I write on behalf of the Barbican Association, a Recognised Tenants' Association representing residents of the Barbican Estate, to ask the City to reject the applications to extend for a second time, from 31 March to 30 June, the temporary permission for the Heron Pavilion on Moor Lane.

1. The City needs to be seen to be serious about planning

These applications were submitted on 19 April, nearly three weeks after the previous extension had lapsed, and are likely to come before the Planning and Transportation Committee in June, by which time the extension period will itself be almost over. The applicant's timing suggests they believe City of London planning is a formality, and need not be treated with respect. We submit the City should counter any impression it is not serious about planning, by enforcing its own planning decisions.

2. Duty not to allow repeated temporary permissions to bypass full planning

Heron's original application was granted on 28 July 2009, with the Pavilion to be gone by 27 July 2012, the middle of last summer. Permission was undoubtedly

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granted more easily for a temporary Pavilion than for a permanent structure, which we do not believe the Committee would ever have countenanced for the Moor Lane site: witness their prescient nervousness that the Pavilion would not be gone within the three years they allowed. We find it highly inappropriate that a temporary building should remain so long beyond its original permission: future applicants to the City of London could be forgiven for thinking that repeated temporary extensions are an acceptable alternative to permanent planning permission.

3. Unacceptable further delay to Streetscene work

The presence of the Heron Pavilion beyond its time must be further delaying the Streetscene improvements to Moor Lane originally scheduled for as long ago as 2011, yet the Heron is now far enough built for remaining flats to be marketed using an actual, fitted-out unit: the need for a separate marketing pavilion has already expired. Residents and workers stand to reap substantial benefit from the Streetscene work on Moor Lane, in line with the City's Core Strategy CS19, paragraph 2, "improving access to new and existing open spaces."

4. Duty to safeguard the setting of Barbican Estate

The Heron pavilion continues to despoil the Barbican Estate of its distinctive character as seen from Moor Lane, the massive concrete forms integral to the iconic design of the Barbican's architects Chamberlin, Powell and Bon. The Pavilion therefore remains in direct contravention of the City's Core Strategy Policy CS12, paragraph 1, "safeguarding the City's listed buildings and their settings."

We therefore ask the City to reject any further extension of the Heron Pavilion's temporary planning permission, and to ensure the Pavilion is removed as soon as possible.

Yours faithfully,



Dr Garth Leder

Chair, Barbican Association Planning Committee

Wells, Janet (Built Environment)

From: Delves, Gemma
Sent: 07 May 2013 16:43
To: DBE - PLN Support
Subject: FW: 13/00373/NMA, 13/00374/LBC objection
Attachments: Heron Pavilion 7.5.2013.pdf

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

From: Garth Leder [mailto:garth.leder@barbican.org.uk]
Sent: 07 May 2013 15:54
To: Delves, Gemma; PlanningQueue
C
Subject: 13/00373/NMA, 13/00374/LBC objection

For attention of Gemma Delves

Dear Sir/Madam,

Please find enclosed the Barbican Association's objection to planning applications 13/00373/NMA and 13/00374/LBC (Heron Pavilion, Moor Lane).

Yours faithfully,

Dr Garth Leder
Chair, Barbican Association Planning Committee

85 Defoe House, Barbican, London EC2Y 8DN

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 07 May 2013 09:33
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

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

Comments were submitted at 9:32 AM on 07 May 2013 from Mr Yuen-Wei Chew.

Application Summary

Address: Land At Moor Lane Barbican London EC2

Proposal: Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Yuen-Wei Chew
Email:
Address: 32 Speed House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Sir or Madam, I wish to object on the following grounds:
1. The continuing presence of the Heron Pavilion marketing suite is hampering the completion of the beautification of the Moor Lane. When it is removed, the streetscape upgrade may go ahead. 1. the late application (past a deadline) appears to be deliberately manipulative and unnecessary 2. the Heron flats are nearly sold out. The marketing pavilion serves no future purpose

B. Parkes C.Eng. M.I.C.E.,
Chair, Speed House Group
21 Speed House
EC2Y 8AT

The City Planning Officer
Dept. Of Planning & Transportation
City of London
PO Box 270
Guildhall
London EC2P 2EJ

9 May 2013

Town & Country Planning Act 1990
Land at Moor Lane Barbican EC2

For the attention of Gemma Delves

Re: Objection to applications 13/00373/NMA and 13/00374/LBC

Dear Sir/Madam,

I write in objection to the above applications, both in my personal capacity and as Chair of Speed House Group, a Registered Tenants Association, to request the City to reject the application for a second extension of time from 31 March 2013 to 30 June 2013 for the placement of the Heron Pavilion on Moor Lane.

1. Repeated temporary permissions

The developer's original application was granted on 28 July 2008. The Pavilion was permitted to be in place until 27 July 2012, almost twelve months ago. The consent was no doubt granted due to it being only a temporary structure. I understand that Members of the Committee were apprehensive at the time about the duration of the Pavilion's presence, which apprehension has now come to pass. It is completely inappropriate that repeated temporary permissions are seen as a method of bypassing planning applications that, were they for permanent structures, would otherwise be rejected. In this regard I would point you to the following from 2008:

- a. The Officer's Report which stated: *"The Applicant has requested a permission of three years. This is considered an acceptable amount of time for a temporary consent. A condition would be attached to ensure that at the end of that time the pavilion would be removed and the land returned to its former state."*
- b. The Minutes of the Meeting which stated: *"The Committee might be able to suggest that they would not be minded to grant an extension if the applicant were to apply for one in three years, but Members could not pre-determine an application before all the facts were before them and would have to consider it on its merits at the time."* and further: *"Following a vote of 13 in favour and 7 against, the Chairman asked whether the Committee might state that they would not be minded to approve an extension, and the Comptroller and City Solicitor stated that suitable words could be added provided the Committee was not fettering its consideration of any future application."*

Heron have failed to remove the building both by the original deadline as granted by the Committee and by a further granted deadline. How can residents then be assured that said building will be promptly removed if this further extended deadline application is regrettably granted? How can they also be assured that no further extension will be made and then granted?

2. Planning process

The current application was submitted on 19 April 2103, some three weeks after the previous extension expired. It is likely that it will not be determined before the Committee's June meeting, when the period applied for will be nearly over. Meanwhile it remains in place, actively carrying out its tasks. The Committee should perhaps consider the possible motive behind such late application.

Additionally, the timing surely implies a disrespect for the City's Planning Committee and its processes and arguably also a disregard for the residents of Speed and Willoughby Houses. By permitting this extension and not closing the Pavilion immediately, the City may well be seen to be sending out the wrong message to other future developers.

3. Unnecessary presence

It has been reported within the last few weeks that sales of the units in the Heron have reached 92%, and it appears that some sixteen estate agents are currently employed in marketing the remainder. With the Heron now approaching completion, it is surely time to make arrangements to show an internal completed unit rather than the composite sample within the Pavilion. It would therefore seem that the Pavilion has done its work and can be removed forthwith without materially harming future sales.

4. Safeguarding the Barbican Estate's setting

The continued presence of the Pavilion remains in direct contravention of the City's Core Strategy Policy CS12, para.1 "safeguarding the City's listed buildings and their settings". It is at complete variance with the essential character as evidenced by the heavy and dominating concrete design of the Barbican's structure.

5. Further delay to Moor Lane Streetscene works.

The continued presence of the Heron Pavilion is leading to yet more delays to the Moor Lane Streetscene improvements, which have been delayed well beyond the originally scheduled date of 2011. Residents and workers will all gain considerable benefits from the improvement work in line with the City's Core Strategu CS19, para.2, "improving access to new and existing open spaces".

I therefore ask the city to reject this application and any further extension of the Heron Pavilion's temporary planning permission, and to ensure that the Pavilion is removed forthwith.

Yours faithfully

B Parkes C.Eng., M.I.C.E.
Chair
Speed House Group



Willoughby House Group

Residents' group and recognised tenants' association

Chair Tim Macer
603 Willoughby House
Barbican
London EC2Y 8BN

The City Planning Officer
Department of Planning and Transportation
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

9 May 2013

For the attention of Gemma Delves

Dear Sirs

Objection to Planning application 13/00373/NMA and 13/00373/LBC

I wrote in June 2009 to object to the original application for this temporary building, and again in April 2012 when this developer sought his first extension, which has now lapsed. As we consider all of the reasons set out then to remain valid today, Willoughby House Group once more objects to this latest proposal to extend the temporary permission.

Our objections are four-fold:

1. Inappropriate use of temporary permission

A temporary permission should be limited in duration, and not one which is repeatedly extended such that it becomes permanent by stealth. This building is in a location where a permanent consent would not be granted because of its environmental and architectural sensitivity, and because the space is needed for street scene regeneration planned for the site. We urge your committee to reject this applicant and to apply the appropriate enforcement to ensure this site is returned to the public realm immediately.

2. The building continues to obscure important architectural details of the Grade II Listed Estate and Grade II* Highwalks

This can only be remedied by careful removal of the building so that the features of the site, and particularly, the Barbican signage and parapet wall and projecting balcony that the building obscures are restored to view. This building is exactly the kind of accretion that Listing is intended to prevent.

3. Further delay to the regeneration scheme for Moor Lane

Street scene improvements have already been made to the area in front of and around this temporary building. The continued presence of the building means that the remaining work cannot be completed until it has been removed.

We therefore urge your committee to refuse this application, so that improvement works that will benefit the community as a whole may now proceed in full without further delay.

4. Due process

Furthermore, we are greatly concerned that this developer has chosen to disregard your conditions, and is setting a precedent not only for temporary permissions, but also more widely, for planning conditions to be disregarded where it serves the commercial imperative of a particular developer.

As residents, we not only appreciate but also depend on the planning conditions that officers of your department and members of your committee are diligent in applying to development schemes, to provide us with protection in areas where commercial pressures could easily overpower the expectation of residents to the peaceful enjoyment of their homes.

We are anxious that this vital safeguarding process is not jeopardised because developers are able to pick and chose the conditions they will adhere to.

Yours sincerely

Tim Macer
Chair,
Willoughby House Group

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 12 May 2013 18:06
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

Follow Up Flag: Follow up
Flag Status: Flagged

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

Comments were submitted at 6:05 PM on 12 May 2013 from Mr Christopher Makin.

Application Summary

Address: Land At Moor Lane Barbican London EC2

Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Proposal:

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Christopher Makin
Email: Not specified
Address: 21 Speed House Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Dear Sir or Madam I write to object to the this proposal on the following grounds: 1: Abuse of due process. This applicant has blatantly ignored your Committee's previous conditions and a further extension will only encourage others to fail to take your Committee's decisions seriously. 2: Delay to the agreed Moor Lane improvements Although some improvements have been made to the junction of Moor Lane and Silk Street, these improvements cannot be completed whilst this structure in situ. These works, which will benefit both City workers and residents should be given priority over a sales office for a development that has more than 90% its units sold. 3: Respecting the Grade II listing of the Barbican This temporary structure has obscured interesting architectural details and the original signage for too long. I urge the committee to reject the application and to

apply the necessary enforcement so that that improvement works that will benefit the community as a whole can be carried out without further delay.

Delves, Gemma

From: PlnComments@cityoflondon.gov.uk
Sent: 13 May 2013 11:41
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

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

Comments were submitted at 11:41 AM on 13 May 2013 from Professor Michael Swash.

Application Summary

Address: Land At Moor Lane Barbican London EC2
Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as

Proposal: amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor Michael Swash
Email:
Address: 106 Willoughby House Barbican

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Heron was granted planning permission on the explicit understanding that permission was granted for a limited period of three years (3 years). There was extensive discussion at the time and firm promises were made both by Heron and by the City planners. This 3-year permission has already been extended once. The City is in danger of appearing indeterminate, vacillating and even foolish by contemplating a further extension. Promises made should be promises kept. There is no sensible justification for permission to be extended. Indeed, by granting such permission the planned and partially completed amenity improvements in Moor Lane will be further delayed. The application should be denied
Michael Swash

Delves, Gemma

From: PinComments@cityoflondon.gov.uk
Sent: 15 May 2013 19:54
To: Delves, Gemma
Subject: Application Comments for 13/00373/NMA

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

Comments were submitted at 7:53 PM on 15 May 2013 from Mrs Anne Naphthine.

Application Summary

Address: Land At Moor Lane Barbican London EC2

Proposal: Non-material amendment under Section 96A of the Town and Country Planning Act 1990 to planning permission reference 09/00302/FULL dated 28th July 2009 and as amended by non material amendment reference 12/00675/NMA dated 17th August 2012, to allow the marketing pavilion to remain in use (in connection with the Milton Court development) until 30 June 2013.

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Anne Naphthine

Email: _____

Address: 110 Speed House The Barbican London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: There appears to be no valid reason for the continued existence of the pavilion, since local information suggests most flats have been sold. The main objection I have is that the longer it is there the longer the delay in improvements to the street scene, which I as a resident have been looking forward to after a long period of disruption.

Wells, Janet (Built Environment)

13/00373/
NMAA

From: Delves, Gemma
Sent: 16 May 2013 09:29
To: DBE - PLN Support
Subject: FW: Subject: Land At Moor Lane Barbican London EC2 - Heron Pavillion

Hi

Please can this be put on the web and acknowledged.

Thanks

Gemma

Barbican
London
EC2
8AU

From: beatriz phipp [redacted]
Sent: 15 May 2013 19:37
To: Delves, Gemma
Subject: Subject: Land At Moor Lane Barbican London EC2 - Heron Pavillion

Town and Country Planning Act 1990

Dear Mrs Delves

Considering that the 30th March 2013 was the end of the planning permission for the Heron Pavillion, I object to the extension of the permission because it shows

- disregard for the residents of Willoughby and Speed House; and
- it delays the Moor Lane improvement scheme.

Yours sincerely

Beatriz Phipp
83 Speed House

S

Delves, Gemma

From: Hewitt, Jean
Sent: 26 April 2013 11:53
To: Delves, Gemma
Subject: Marketing Pavilion for Milton Court - extension until June 2013

Hi Gemma

Although Robert Barker's previous comments remain valid, I cannot see too much fuss about a few months longer. There does not appear to be anything for me to respond to the applicant about, so please accept this email as my response.

Kind regards

Jean

Jean Hewitt
Access Adviser

T 020 7332 1995
E jean.hewitt@cityoflondon.gov.uk

From: Hewitt, Jean
Sent: 10 April 2012 15:09
To: Delves, Gemma
Subject: FW: Marketing Pavilion for Milton Court

Gemma

I don't have any access comments on this one, other than supporting the access groups remarks about the inconvenience caused. Do I need to prepare a formal note on this for your files or will Robert's comments previously forwarded suffice please?

Regards

Jean

Jean Hewitt
Access Adviser

T 020 7332 1995
E jean.hewitt@cityoflondon.gov.uk

From: Hewitt, Jean
Sent: 02 April 2012 11:23
Subject: RE: Marketing Pavilion for Milton Court

Thanks Robert, this is very useful and I am forwarding all of this to Gemma Delves who will be reviewing the application,

Kind regards

Jean

Jean Hewitt
Access Adviser

T 020 7332 1995
E jean.hewitt@cityoflondon.gov.uk

From: [redacted]
Sent: 27 March 2012 15:29
To: Hewitt, Jean
Subject: Fwd: Marketing Pavilion for Milton Court

Jean,

Entertainingly, the minutes of the planning committee for once are consistent with my recollection. This was the July 28, 2009 meeting.

There was a fair bit of discussion concerning the unfortunate likelihood that 3 years would become longer. The Barbican Association made this point in its objection. In response, the City planning officer said:

The Committee might be able to suggest that they would not be minded to grant an extension if the applicant were to apply for one in three years, but Members could not pre-determine an application before all the facts were before them and would have to consider it on its merits at the time

Further,

Following a vote of 13 in favour and 7 against, the Chairman asked whether the Committee might state that they would not be minded to approve an extension, and the Comptroller and City Solicitor stated that suitable words could be added provided the Committee was not fettering its consideration of any future application.

Robert

-----Original Message-----

From: rc
To: Jean.Hewitt <Jean.Hewitt@cityoflondon.gov.uk>
Sent: Mon, 26 Mar 2012 15:53
Subject: Fwd: Marketing Pavilion for Milton Court

Jean,

Additional detail - For access, it is important to note that the Moor Lane Street Scene work is the program that is supposed to address the appalling incline falling away from the doors of the public lift on the pavement by street level. (This public lift links the pavement level with the Barbican podium-level upper walkway.)

More thanks,
Robert

-----Original Message-----

From: robbarker <[redacted]>
To: Jean.Hewitt <Jean.Hewitt@cityoflondon.gov.uk>
Sent: Mon, 26 Mar 2012 15:46
Subject: Re: Marketing Pavilion for Milton Court

Jean,

There is much distress at the thought of this eyesore remaining any longer than the previous permission as we were promised faithfully that it would only be for three years.

The great concern is that this two-storey marketing pavilion / hulk occupies an important space that is to be landscaped, and that really must not be jeopardised. Whilst this "pavilion" is in place, it holds up the approved Street Scene project for sorting out Moor Lane (south of the junction with Silk Street). That street Scene project is supposed to make it easier for wheelchair users and others with mobility problems to cross Moor Lane.

So, in short, what the applicant is seeking is a breach of promises previously made by the City and an 18-month delay to Street Scene improvements that would make life easier for the less able,

Thank you,
Robert

Robert B. Barker
Chair
City of London Access Group

-----Original Message-----

From: Hewitt, Jean <Jean.Hewitt@cityoflondon.gov.uk>
To: robbbarker <r>
Sent: Fri, 23 Mar 2012 17:46
Subject: Marketing Pavilion for Milton Court

Hello Robert

I have just seen the following application come in:

Land at Moor Lane, Barbican, London EC2 12/00228/NMA Non-material amendment under s96a of TCPA to permission 09/00302/FULL of 28/7/09 to allow marketing pavilion to remain in use, in connection with Milton Court development, for a further 18mths.

Could I just check with you whether the continuing use of the space as a Marketing Pavilion causes any on-going and considerable inconvenience to residents please?

Regards

Jean

Jean Hewitt

Access Adviser

Access Team

Department of the Built Environment

City of London

P O Box 270 Guildhall London EC2P 2EJ

T 020 7332 1995

E jean.hewitt@cityoflondon.gov.uk

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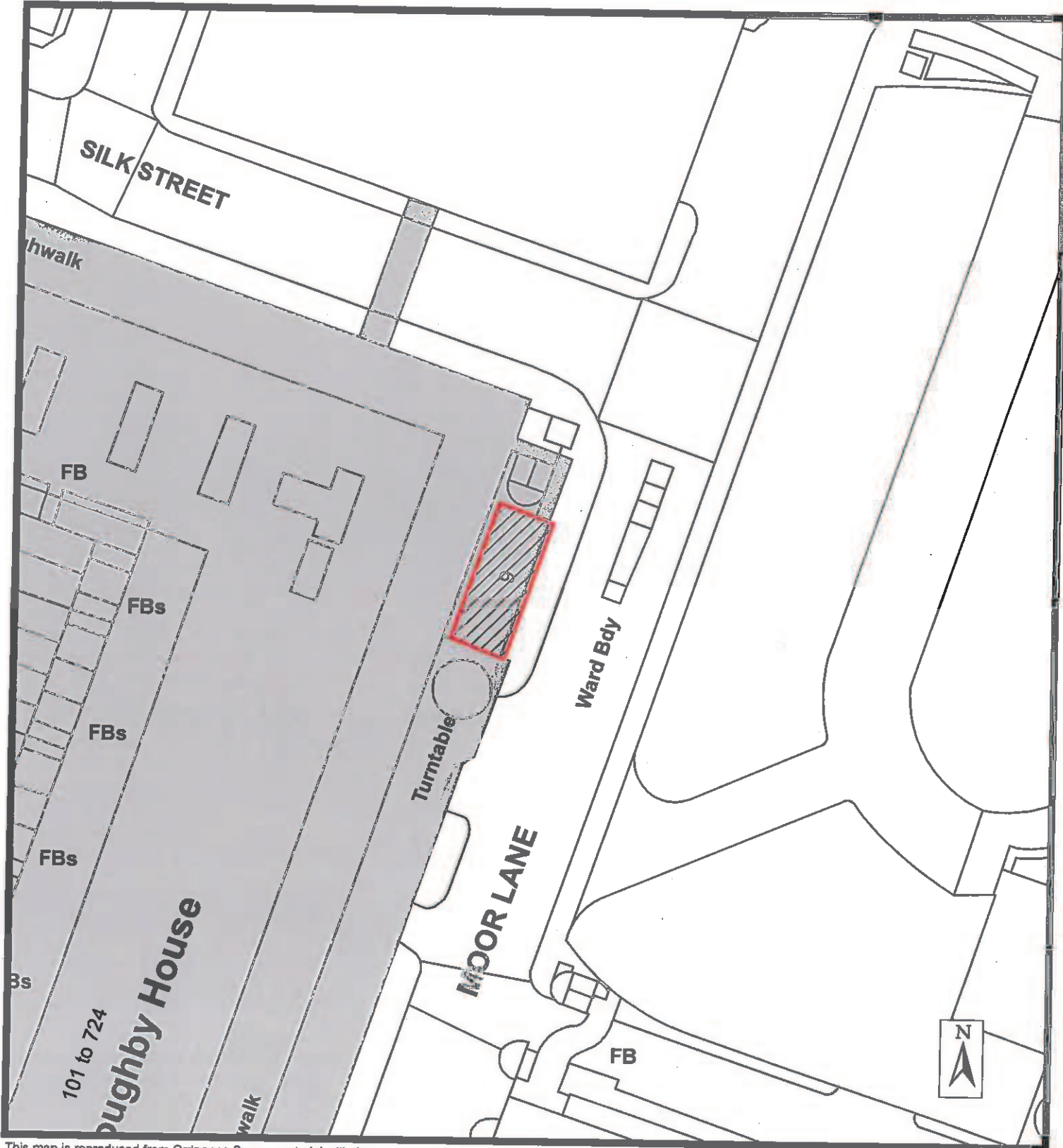
Committee:	Date:
Planning and Transportation	4 June 2013
Subject:	
<p>Land At Moor Lane Barbican London EC2</p> <p>Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of listed building consent reference 12/00676/LBC dated 17th August 2012 to extend the use of the site for the Milton Court Marketing Pavilion (in connection with the Milton Court development) until the 30th June 2013.</p>	
Ward: Cripplegate	Public For Decision
Registered No: 13/00374/LBC	Registered on: 19 April 2013
Conservation Area: No	Listed Building: Grade II
<u>Summary</u>	
<p>The application relates to the marketing pavilion on Moor Lane which is used to facilitate the sale of the residential units in the adjacent Milton Court Development.</p> <p>Planning permission and listed building consent were granted for the pavilion on the 28th July 2009 for a temporary period of three years (until 27th July 2012). A subsequent listed building consent and non-material amendment were granted in August 2012 to enable the marketing suite to remain in place until the 31st March 2013.</p> <p>At present the pavilion is unauthorised and 22 of the apartments are unsold. A further non-material amendment and listed building consent are sought to enable the marketing suite to remain in place until the 30th June 2013. Heron wish to continue to use the unit and maintain a ground floor presence until completion of the development when the facilities can be moved into the main building.</p> <p>To date 12 letters of objection have been received from Barbican residents, the Willoughby House and Speed House Groups and the Barbican Association. The matters raised relate to: 1. frustration over the continued applications for renewal of the time limit that the marketing suite can remain in place; 2. the majority of units have been sold as such there is little need for the marketing suite; 3. the marketing suite is preventing the Moor Lane enhancement works from being implemented and 4. the pavilion detracts from the setting of the Barbican Estate.</p> <p>The City's Officers working on the Moor Lane project have confirmed that if the pavilion is to remain in place until the 30th June 2013, it would not prevent the implantation of the enhancement works. The construction package and detailed design of the scheme are still being finalised.</p> <p>On the basis of previous decisions it could not be argued that the pavilion would detract from the appearance of Moor Lane or the setting of the Barbican if it remained in place for the proposed limited time period.</p>	

The following recommendation relates to the non-material amendment. There is a separate recommendation before your Committee relating to an application for Listed Building Consent but both applications are considered in this report.

Recommendation

Listed building consent be granted for the reasons set out in the attached schedule.

Site Location Plan




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ADDRESS:

Milton Court Marketing Pavilion, Moor Lane, Barbican EC2

CASE No.
13/00374/LBC, 13/00373/NMA

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





See the report for the accompanying application for a non-material amendment, reference 13/00373/NMA.

Unitary Development Plan and Core Strategy 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.

SCHEDULE

APPLICATION: 13/00374/LBC

Land At Moor Lane Barbican London EC2

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of listed building consent reference 12/00676/LBC dated 17th August 2012 to extend the use of the site for the Milton Court Marketing Pavilion (in connection with the Milton Court development) until the 30th June 2013.

CONDITIONS

- 1** The building hereby permitted shall be removed and the land restored to its former condition on or before the 30th June 2013 or on exchange of contracts related to the sale of the last dwelling in the Milton Court development whichever is the sooner, in accordance with a scheme of work which shall be submitted to and approved in writing by the Local Planning Authority in writing prior to the removal of the development hereby permitted.
REASON: To ensure that the visual amenities of the area and the setting of the listed building are not prejudiced when the building is removed in accordance with the following policies of the Core Strategy: CS12.
- 2** The development shall remain in accordance with the following approved drawing and particular or as approved under conditions of this planning permission: HP_DW_01_E0000.
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.

INFORMATIVES

- 1** Reason for Grant of Listed Building Consent - The decision to grant this listed building consent has been taken having regard to the policies the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The design of the pavilion has been carefully considered and it would not harm the special architectural or historic interest of the Barbican Estate if it were to remain in place for a further very limited period.

London Plan Policies

Policy 7.8 To protect heritage assets

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

Committee:	Date:
Planning and Transportation	4 June 2013
Subject:	
<p>North Wing St Bartholomew's Hospital West Smithfield London EC1</p> <p>Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).</p>	
Ward: Farringdon Without	Public For Decision
Registered No: 13/00111/FULL	Registered on: 5 February 2013
Conservation Area: Smithfield	Listed Building: Grade I
<u>Summary</u>	
<p>The proposal relates to the former Finance Building (638sq.m GEA) on the St Bartholomew's Hospital site. The building was constructed in the 1960s as a three storey extension to the grade I listed North Block. The North Block is one of the most historically significant buildings on the hospital site.</p> <p>The proposal includes demolition of the Finance Building and its replacement with a new three storey extension (586sq.m GEA) to the North Block. Some internal alterations are proposed to the North Block.</p> <p>The new building would be used as a Maggie's Centre. These Centres provide non-residential support and information facilities for people with cancer and for their family and friends. Maggie's are renowned for employing leading architects to work on their schemes. The Centres are well-known for their innovative and inspiring designs.</p> <p>The proposed Centre has been designed by Steven Holl, a New York based architect who has adopted a modern architectural approach for the building. It would have curved facades clad in translucent white glazing interspersed with panels of coloured glazing. Landscaping is proposed to the north-western end of the site.</p> <p>To date there have been 41 objections to the scheme as well as objections from the Ancient Monuments Society, the Georgian Group, the London Society, the London and Middlesex Archaeological Society and Groups with an interest in the hospital site including the Friends of the Great Hall and Archive of St Bartholomew's Hospital. The main concerns relate to the design of the proposal and the potential for the Maggie's Centre to prejudice the future use of the North Wing through the inadequate provision of toilet and fire escape arrangements.</p> <p>The proposed Maggie's Centre is a building of high architectural quality. It would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the</p>	

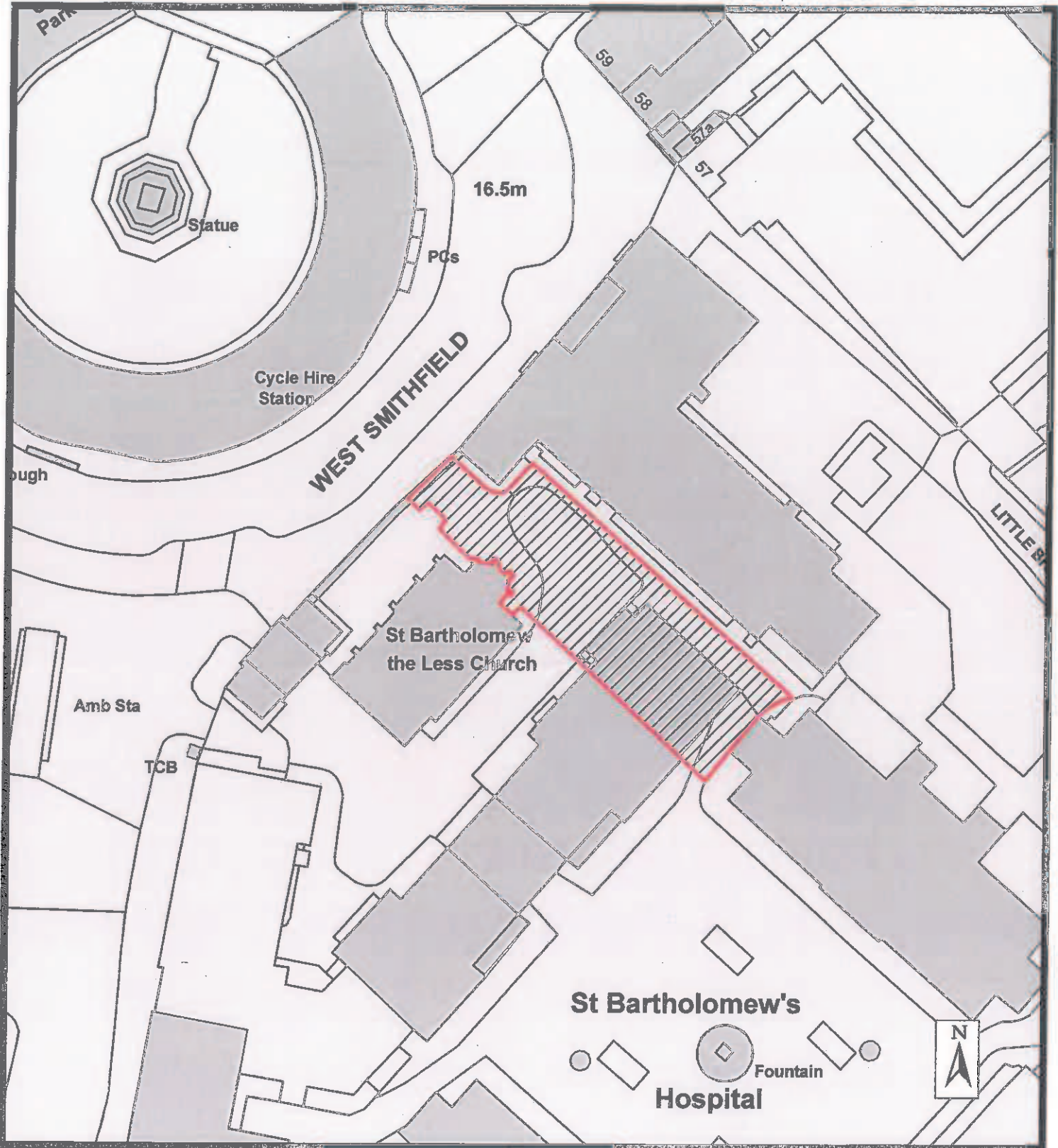
east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping. English Heritage supports the proposal.

Toilet facilities would be provided in the basement of the Maggie's Centre for users of the North Block. The level of provision replicates that of the existing Finance Building. The Maggie's Centre could be used as a fire escape route from the North Wing if required. In supporting the proposal the Chief Executive of the Barts Health NHS Trust has confirmed that the proposed arrangements would be acceptable in both of these respects and would not prejudice the future use of the North Block.

Recommendation

(1) That planning permission be granted for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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

CASE No.
13/00111/FULL, 13/00112/LBC, 13/00113/CAC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





Site

1. The application site is located on the St Bartholomew's Hospital complex. The proposal relates to the former Finance Building (638sq.m GEA) which was constructed in the 1960s and comprises a three storey building that adjoins the grade I listed North Block.
2. The building currently accommodates ancillary office accommodation for the hospital and provides toilet facilities for use in association with the North Block.
3. The Finance Building is grade I listed by virtue of its association with the North Block. The North Block dates back to 1732 and comprises one of the four hospital blocks designed by James Gibb between 1732 and 1768. It was not designed for medical use but for administrative and ceremonial functions associated with the hospital. The interior is grand and historically significant as it includes the Great Hall and Staircase Hall with its Hogarth paintings. The North Block currently accommodates the Hospital Museum and archives and is used for a limited number of functions.
4. The site is in close proximity to a number of other significant listed buildings. The Kenton and Lucas building to the north east is grade II listed, the Church of St Bartholomew-the-Less and the Screen Wall and Colonnade to the north west are grade II* listed, the Gatehouse to the north west is grade I listed, the East Block to the south east is grade I listed and the West Block to the south west is grade I listed. Together the North, East and West Blocks along with the 1930s neo-Georgian George V Building to the south, form one of the most significant 18th century formal courtyard spaces in London. The site is within the Smithfield Conservation Area.

Proposal

5. The proposal seeks to demolish the Finance Building. A new three storey extension is proposed (586sq.m GEA) that would have curved glazed facades with coloured glass panels. The third floor of the extension would be recessed in order to accommodate a roof garden at second floor level.
6. An area of landscaping is proposed at the north-western end of the site.
7. The extension would be used as a Maggie's Centre. These are centres that provide non-residential support and information facilities for people with cancer and for their family and friends.
8. This report deals with the applications for planning permission 13/00111/FULL, listed building consent 13/00112/LBC and conservation area consent 13/00113/CAC.

Consultations

9. 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 under conditions.
10. The City of London Conservation Area Advisory Committee objected to the treatment of the facades of the extension.
11. The Barts Health NHS Trust have advised that they support the scheme and are fully committed to the provision of a Maggie's Centre on the site. Patient representatives, focus groups and surveys have identified the need for improved supportive care of cancer patients. The proposal would replace the existing 1960s extension with something that would enhance the appearance of the square and improve the offer of treatment to patients. The proposed location of the centre provides an opportunity for a synergy between the Maggie's Centre and the church of St Bartholomew the Less.
12. The Trust further notes that it is firmly committed to the continued use of the Great Hall and the North Block as a whole. The intention is to continue using the Hall in the manner that it is currently used which is as a place for NHS functions. The Trust is aware that suggestions have been made that the Great Hall could be used on a more commercial basis. However, the Trust is not geared up to manage such a facility. The Trust is satisfied with the replacement toilet facilities proposed and does not consider that the proposal would prejudice fire escape arrangements.
13. The Barts Health NHS Trust Archives Committee considers that the Maggie's centre would nullify the viability, sustainability and future potential of the North Block. The site has been earmarked since 2009 by the Barts Health NHS Trust for the erection of vertical circulation to serve the North Block in order to satisfy statutory regulations regarding disabled access and safe escape in the event of a fire. The Maggie's centre would prevent these circulation areas from being provided. The following concerns are raised over the scheme:
 - The fire escape on the east side of the North Block would be cut off therefore reducing the capacity of the North Block.
 - The existing toilets in the 1960s extension would be lost. The replacement toilets are fewer and would be shared with the Maggie's Centre.
 - The proposed accessible toilet in the Maggie's basement would not be accessible by wheelchair users.
 - The height of the centre is greater than that of the existing 1960s extension. The new parapet is aligned with the historic eaves/coping of the North Block.
 - The proposal would conceal the upper part of the east facing North Block facade.

- The bulk and height of the Maggie's building would be a visual intrusion on the architectural setting of the Square. The volume of the building is inflated by an internal void.
 - The building would be clad in a translucent material with coloured panels that would 'glow' after dark. This would be garish and unsightly and would not enhance the setting of Gibb's four rectangular blocks.
 - The Maggie's extension would ruin the balance and symmetry of the North Block as a detached building.
 - The landscaping area is not well planned. It does not show the bike racks or benches nor does it take account of the unsightly ramps in front of the Lucas building.
 - The scheme does not take account of the facilities or services needed to support the future of the North Block.
 - There are other empty sites and empty buildings within the Bart's curtilage that would accommodate the Maggie's brief.
 - If the Maggie's goes ahead it would prevent the North Block from becoming a self-supporting facility.
14. The Georgian Group considers that the proposed extension would appear as an incongruous addition to the historic complex of buildings on the hospital site. It would harm the setting of the Gibbs' buildings, be contrary to the NPPF and detract from the appearance of the Smithfield Conservation Area. The extension would compete with the North Block. The facades of the extension would glow and this would dominate views across the square. The height of the extension means that views of the east facing elevation of the North Block would be obscured. The internal alterations to the North Block are unacceptable. Elements of the landscaping scheme are inappropriate.
15. The Diocese of London notes that a faculty would be required for some of the landscaping works. They consider that the landscaping scheme is cluttered, fussy and not conducive to the sense of calm that it needs to instil. The Diocese shares the views of the Georgian Group on the design of the extension, particularly that any building on the site needs to complement its neighbours rather than assert itself over them.
16. The Ancient Monuments Society (AMS) recognises the benefits that a Maggie's Centre could bring to the hospital site and welcomes the demolition of the Finance Building. However, they feel that the introduction of such a bold design in one of London's most historically and architecturally sensitive sites would be harmful to the significance of key heritage assets. While risk taking is to be applauded the AMS is concerned that in this instance insufficient care has been taken to ensure that the development does not result in significant harm to the designated assets. The Society's committee feels that the introduction of a new signature building within the setting of Gibb's complex would further erode Gibb's original design intention. The choice of materials would create too strong a contrast with the subdued palette of the

existing elevations. The Committee has concerns about the impact of the proposal on the setting of the Grade II* listed church of St Bartholomew-the –Less, where it is again felt that the contrast between the existing and proposed building would be too strong.

17. The London Society would be content to see a replacement extension to the building. However, they object to the proposal on the basis that it does not appear to be contextual. The building is trying to make a statement that would detract from the Gibbs quadrangle.
18. The London and Middlesex Archaeological Society do not object to the demolition of the existing Finance Building and consider that further work is needed in respect of the proposed landscaping. The Society endorses the comments of the London Society.
19. English Heritage considers that the significance of the North Block has been visually eroded by the existing modern extensions to the east and west gable ends. Whilst the contemporary design of the Maggie's Centre would contrast with the 18th century classical design of the existing North Block, the proposed building is a piece of very high quality design in its own right. It provides heritage benefits to the North Block by revealing important architectural elements such as its quoins. The establishment of a Maggie's Centre on this site would represent a substantial public benefit that outweighs any perceived less than substantial visual harm to the historic environment that the new extension may result in.
20. Thames Water raises no objection to the proposal.
21. To date some 41 letters of objection have been received from a combination of clinicians, the Friends of the Great Hall and Archive of St Bartholomew's Hospital, the Save Bart's Campaigners and people with an interest in the building. Their comments and concerns can be summarised as follows:
 - The demolition of the 1960s extension is welcome. It is of no architectural merit. This is an opportunity to replace the existing extension with a sympathetically designed building that would support the North Block.
 - Justification for the proposed replacement extension is weak. It would be out of character and an unsympathetic addition to the North Block. It would detract from the appearance of the Smithfield Conservation Area and the composition of the Gibb's buildings around the hospital's square.
 - The mass of the extension is excessive due to the internal central void. The proposal would visually compete with the Gibbs building and detract from its classical design and proportions.
 - The extension would conceal the east facing facade of the North Block and would clash with its eaves and coping detail.

- The proposed external cladding would adversely impact on the harmonious use of Portland stone to the face of all buildings on this part of the Bart's site. The material would glow at night.
- The functionality, viability and sustainability of the North Block would be impeded by the proposal to such an extent that it would gradually fall into reduced usage and decline. It would no longer be able to maintain or enhance its medical and cultural historic value. The Maggie's scheme clashes with necessary DDA access and fire escape as required for the North Block to comply with current legislation.
- It is questioned why the proposal has been commissioned against the recently published report which announced the bulk of cancer services would move from St Bartholomew's to University College and the Royal Free hospitals.
- The Maggie's concept is welcomed. However, a more suitable site should be found for the proposal. The alternative Hopkins scheme is the preferred option for the site as it would enable the North Block to become a self-supporting Heritage Building.

Policies

22. The development plan consists of the London Plan, the saved policies of the Unitary Development Plan and the Core Strategy. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
23. On 14th January 2013 public consultation commenced on the Draft Local Plan and this ended on 11th March. It is expected that a revised Local Plan will be issued in autumn 2013 and the final plan adopted in 2014. At this stage the policies in the Draft Local Plan are of limited weight and the weight to be given to relevant policies will increase as the plan advances towards approval and adoption.
24. The Draft Local Plan incorporates the Core Strategy which has been carried forward with limited alterations. It includes new policies for Development Management.
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 the planning application has the following main statutory duties to perform:-
 - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).

28. In considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990); in this case the duty is to the desirability of preserving the setting of listed buildings.
29. For development within or adjoining a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
30. Paragraph 131 of the NPPF advises, "In determining planning applications, local planning authorities should take account of:
the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
the desirability of new development making a positive contribution to local character and distinctiveness."
31. The principal issues in considering this application are:
32. The extent to which the proposals comply with Government policy advice (NPPF).
 - The extent to which the proposals comply with the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.
 - The impact of the proposal on heritage assets including the North Block and the setting of the listed buildings surrounding the site.
 - The impact on the character and appearance of the Smithfield Conservation Area.

Context

33. The hospital comprises one of the most historically significant sites within London. It was founded as part of the St Bartholomew's Priory in 1123. A major rebuilding programme was designed by James Gibbs and undertaken between 1730 and 1768. These works have established the Hospital's current character.
34. The North Block is the grandest Gibbs hospital building, and incorporates a triple central entrance arch, projecting end wings and additional architectural detailing. As mentioned previously it has highly significant interiors including the richly ornamented Great Hall which comprises a large Baroque-style double-height space, and Staircase

Hall with two notable canvases by Hogarth painted in 1735-7 to represent the Good Samaritan and Pool of Bethesda.

35. To date the visual significance of the North Block has been eroded by the addition of modern extensions to the building's east and west gable ends.

Demolition of the Finance Building

36. The Finance Building adjoins the east facing gable end of the North Block. The site has been occupied over the centuries by a series of structures. Prior to the existing 1960s structure the site accommodated two small early twentieth century operating theatres.
37. The existing extension was designed by Adams, Holden and Pearson Architects in the 1960s to for the hospital's accounts department and a bank. It is three storeys in height and is in a vaguely 'neo-Georgian' design. There is stock yellow brick cladding at first and second floor level, a white rendered third floor level and multi pane timber sash windows throughout. A covered walkway and ramp have been added to the ground floor of the north facing elevation.
38. The extension is an unsympathetic addition to the North Block. Its low floor to ceiling heights and reduced scale and proportions give it a squat appearance relative to the adjoining grade I listed building. The stock brick and render are out of character with the square. The extension cuts across decorative stonework on the east elevation of the North Block. The covered ramp and walkway protrude forward of the north facing facade of the North Block detracting from its setting and the setting of the Church of St Bartholomew the Less.
39. Overall the building lacks architectural merit, makes a neutral contribution to the Smithfield Conservation Area and detracts from the significance of the Grade I listed North Block and the setting of the surrounding listed buildings. Its removal would provide an opportunity to better reveal and enhance the significance of heritage assets in its immediate vicinity.
40. The majority of representations received note that the demolition of the Finance Building would have a positive impact on the area and the appearance of the North Block.

The Maggie's Concept

41. In his support for the scheme the Chief Executive of the Barts Health NHS Trust has advised that there is a need for improved supportive care of cancer patients on the hospital site. Policies 3.17 of the London Plan and CS22 of the Core Strategy support the provision and enhancement of health care facilities.
42. There are currently 18 Maggie's Centres in the UK that are either existing or in development. Maggie's commission leading architects to

design their centres which have won awards. The buildings are designed to be internally and externally inspiring, unusual and unique as an antidote to the hospital environment.

43. The application proposal has been designed by Steven Holl from the New York based firm Steven Holl Architects. He has designed numerous high profile and award winning buildings, primarily in North America, Scandinavia and China. His recognitions include the New York American Institute of Architects Medal of Honour (1997), election to the American Academy of Arts and Letters (2000), and Honorary Fellowship of the RIBA (2003). In 2010 his design for Herning Museum of Contemporary Art in Denmark won the RIBA International Award.
44. It is likely that the centre would be open from 9 am until 9 pm Monday to Friday with occasional weekend openings. A maximum of 100 people could visit the centre per day with a maximum of 50 people in the building at any one time.
45. Concern has been raised as to why the proposal has been commissioned following an announcement that the bulk of cancer services would move from St Bartholomew's to University College and the Royal Free hospitals.
46. The Barts Health NHS Trust has confirmed that they are focused on and have a long term commitment to, providing world class cancer services from the St Bartholomew's Hospital site. This forms part of the Trust's vision and is one of their key priorities. The PFI development that is currently taking place on the hospital site is one of the largest healthcare construction projects in Europe and will deliver a state of the art cancer care facility. The Maggie's Centre would assist in achieving the Trust's vision by providing vital support for people affected by cancer. It may be the case that a head and neck cancer clinic, which is one of the many tumour specific cancer clinics routinely provided on the hospitals site every day transfers to the University College London Hospital. However, another specialist cancer clinic would transfer to the St Bartholomew's Hospital site in return as part of a care model review in order to ensure that patients receive the best service.

Design of the Proposal

47. The blind windows and architraves to the North Block's east elevation would be exposed in the demolition of the Finance Building. A detailed study of this facade would be required by condition, should planning permission and the necessary listed building and conservation area consents be granted.
48. Careful consideration has been given to the siting and scale of the proposed Maggie's Centre so as to enable architectural elements and the significance of the east facing facade of the North Block to remain visible once demolition of the Finance Building has taken place. This approach is in accordance with paragraph 137 of the NPPF which notes that local authorities should look for opportunities for new

development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

49. It is proposed that the Maggie's Centre would adjoin the North Block with a lightness of touch to enable the blind windows of the Gibbs building to be partially exposed inside the centre at first and second floor level. The Centre's roof would cross a blind window that is currently exposed at second floor level. The details of this arrangement and methodology would be required by condition in order to ensure that there would be minimal harm to the historic fabric. The loss of this view can be balanced appropriately against the inseting of the building to reveal the quoins.
50. The Centre would occupy a marginally smaller footprint than the existing Finance Building whereby its front and rear facades would be set back to expose the quoin detailing on the south and west facing corners of the North Block. The North Block's cornice and parapet would remain visible from street level as the parapet of the Maggie's Centre has been designed to sweep back at the North Block's cornice height. The exposure of the original architectural detailing would enhance the appearance of the North Block through enabling an appreciation and understanding of design features that are currently concealed by the existing development on the site.
51. The form of the building in terms of its varied roof height and the setting back of the front and rear facades, result in a building that relates more satisfactorily to the local context than the current Finance Building. The building would appear appropriately subservient to the North Block and the lowering of the building to the north would ensure a more sympathetic relationship to the Church, Screen Wall and Lucas Block. The smooth curved facades allow the strong lines and classical detailing of the Gibbs building to remain distinguished. The addition of greenery to the roof of the Centre would harmonise with the existing trees and planting around the perimeter of the church.
52. A contemporary architectural language has been used to inform the design of the building. The outer skin of the Centre would be clad in 'Okalux' glass which comprises a glazing system with a fine texture that diffuses light and gives a subtle glow when illuminated. The composition of the proposed glazing would prevent it from appearing as a garish light. The material has a radiant quality and material depth not found in typical glass facades. The glazing would be predominantly white, organised in bands and it would be interspersed with coloured panels. The opalescent white glass would compliment the pale Portland stone of the Gibbs buildings in day-time conditions. The white and coloured glazed bands would run horizontally across the courtyard facade before sweeping down to ground level across the east elevation and then returning to a horizontal pattern on the church-facing facade. The external glazing would hang upon a cast concrete lattice core that is lined internally with bamboo on its north, east and south sides. The facade design is based on medieval musical notation featuring 'notes of

coloured glass' which would give the building a strong artistic as well as architectural identity.

53. The proposed modern architectural approach has generated objection as concerns have been raised that the proposal does not respect the appearance of the North Block or appear subservient to it. The objections consider that the proposed cladding would cause the building to glow and compete with the appearance of the North Block as opposed to appearing subservient to it. It is claimed that the resultant prominence of the building would detract from the composition of the Gibbs buildings and the symmetry of the North Block when viewed from the Square. The objections consider that the demolition of the Finance Building would provide the opportunity to restore the 18th century appearance of the North Block.
54. The Ancient Monuments Society is similarly concerned about the impact of the proposal on the authenticity of the Gibbs layout and cite the City of London's Smithfield Conservation Area Character Summary & Management Strategy adopted in September 2012 which states:

"The arrangement of the hospital buildings is of particular interest, with the complex laid out by Gibbs as a series of deliberately separate blocks. He stated this was specifically to prevent the spread of fire, and it has also been suggested that an outbreak of plague in Marseilles in 1719 encouraged the separation against cross-infection."
55. New buildings and extensions have been added to the hospital complex in response to changing clinical requirements. 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. The Maggie's Centre would replace one of the existing extensions with a building of architectural merit on a reduced footprint.
56. It is acknowledged that the Centre would provide a bold addition to the listed building and conservation area when viewed from the Square and site surroundings. The proposed design is based on the rationale that in order to respect the authenticity of historic architecture, an authentically new piece must be created which does not overwhelm it but is a complimentary contrast to it.
57. The contemporary architectural approach that has been taken is welcome as the Centre would be read as an interesting piece of architecture in its own right enabling the North Block to retain its prominence and be distinguished. This would be an improvement on the current situation whereby the appearance of the North Block is compromised by its east and west extensions which lack architectural merit.
58. The chosen colour palette, innovative external finish of the materials to the Centre and the subtle illumination that they would provide would harmonise with the white Portland stone of the North Block. As with other buildings designed for Maggie's and by Steven Holl Architects, the proposal has the potential to become a local landmark that would

promote wider interest and engagement with the history and architecture of the hospital.

59. Internally, toilets would be provided within the basement of the Maggie's Centre for use in association with the North Block. A separate access would be formed from within the North Block to the basement of the Maggie's centre through the modification of an existing early 19th century service staircase beneath the Hogarth stair opposite its current location. In association with these works a section of original or early 18th-century panelling, understood to have been installed in the mid-20th-century, would be repositioned within the passage beneath the Hogarth Stair. These works would have minimal impact on the historic fabric of the North Block.
60. It is proposed to widen the existing door opening between the basement of the North Block and the Finance Building. This is acceptable in principle provided it is carried out in such a way to avoid physical disturbance to the vaulting of the North Block basement and minimise loss of historic fabric of the building. Further details of this alteration would be required by condition.
61. Underpinning is proposed below the east wall of the North Block. Subject to the results of an evaluation of the works, a detailed design and method statement would be required by condition to show their extent in order to ensure that the impact on the historic fabric would be minimal.

The Future of the North Block

62. The majority of objections to the scheme raise concern that the Maggie's Centre would compromise the future use, viability and sustainability of the North Block. The Friends of the Great Hall, Hopkins Architects and Archives of St Bartholomew's Hospital and the Barts Health NHS Trust Archives Committee have submitted detailed objections on this matter. A copy of the Hopkins objection booklet will be available at the committee meeting and prior to the committee meeting in the Members reading room.
63. The Archives Committee is a body within the Barts Health NHS Trust that has a duty to advise on the management and safeguarding of the unique heritage collections in the Trust's care including its art, archives and historic buildings.
64. The Chairman of the Archives Committee founded The Friends of the Great Hall and Archive of St Bartholomew's Hospital. The group is made up of former hospital employees, clinicians and people with an interest in the North Block. Their aim is to preserve all that is valuable in the heritage of St Bartholomew's Hospital and to ensure that the North Block and its Great Hall become more accessible and usable for educational, cultural and celebratory events. Similarly to the Archives Committee, the group has a duty to provide advice on the management and safeguarding of the heritage collections in the Trust's care.
65. Several of the objections arise from the results of a study that had previously been carried out to look at the future of the North Block. In

June 2008 the North Wing Reference Group was formed by the then Barts and the London NHS Trust. The group included members of the Archives Committee. It was tasked with looking at options whereby the North Block could be maintained without being a drain on the NHS's resources. A consortium was subsequently formed and led by Hopkins Architects in order to undertake an options appraisal for the site.

66. The study concluded that the extensions to the east and west facing ends of the North Block should be demolished, enabling the east and west facing facades of the North Block to be revealed and restored. Appropriately designed stair and lift cores, termed 'service bustles' were proposed at each end of the North Block in order to reinforce the symmetry of Gibbs design. This would allow access for wheelchair users at both ends of the building as well as a protected fire escape. The works would enable the North Block to be reinstated as a standalone block and potentially a self-supporting heritage building that would be open to the public and available for a range of cultural, educational and social functions.
67. The Hopkins scheme was not taken forward back in 2008/2009 due to funding constraints. However, potential sources of funding have now been identified and the scheme is currently being taken forward by the Friends of the Great Hall and Archive of St Bartholomew's Hospital and Hopkins Architects. It is anticipated that applications for the 'service bustles' may be submitted to the local planning authority for consideration over the coming weeks. Several of the submitted objections reference support for the Hopkins proposal.
68. The Archives Committee and the Friends of the Great Hall and Archive of St Bartholomew's Hospital state that the Maggie's scheme would prevent the 'service bustles' from being constructed. As a result, they state the North Block would have inadequate toilet and fire escape arrangements to enable it to become a sustainable and self-supporting building in the future.
69. Meetings have taken place between the Maggie's Centre and Hopkins on behalf of Friends of the Great Hall and Archive of St Bartholomew Hospital on the 16th January 2013, 15th April 2013 and 8th May 2013 in order to discuss the proposals. A mutually agreed way forward has not been reached.

The Proposal's Impact on the Future of the North Block

70. There are three female toilet cubicles, two male cubicles and two male urinals within the Finance Building at first floor level. It is proposed that seven toilet cubicles would be provided in the basement of the Maggie's Centre for use in conjunction with the North Block. In accordance with the brief from Barts Trust, Maggie's would replicate the existing level of toilet provision. In addition to the proposed toilets in the basement of the Maggie's Centre, North Block users would have access to one existing toilet at the east end of the Great Hall and one existing toilet at the west end of the North Block at second floor level which is accessible by a lift.

71. The existing toilets in the Finance Building are not accessible by wheelchair users. At present wheelchair users access the two toilets in the North Block via a removable ramp at the west entrance and a lift to the first floor (Great Hall level). Arrangements for access are made with the facility managers in advance of functions. The circumstances for wheelchair users would not change as part of the proposal. They would continue to use the toilets in the North Block. The Trust has advised that they will investigate the potential for upgrading the two existing toilets in the North Block with a view to making them fully wheelchair accessible and Part M compliant.
72. The submitted floorplans show that the basement toilets would be accessible to users of both the North Block and the Maggie's Centre. This is in order to enable them to be used flexibly and available for the Centre or the North Block. Notwithstanding this, the Maggie's Centre would not be reliant on the basement toilets as they have two toilets within the Centre, one located at ground floor and one at first floor. The basement toilets could be closed off from the Centre at any time to become exclusively available for users of the North Block. The Trust and the Maggie's Centre would be responsible for the management arrangements.
73. There is an existing staircase in the Finance Building that can be used for fire escape purposes. Concern has been raised about the potential loss of a fire escape route from the east end of the building as it could compromise the capacity of the Great Hall. The Barts Health NHS Trust has advised that a review of the fire escape strategy for the North Block is due to be carried out. This may conclude that a fire escape is needed at the east end of the building. Should this be the case, the Trust would have the right to connect to the Maggie's staircase. The ownership of the site would be retained by the Trust as freeholder with Maggie's taking a long lease. If needed a clause could be built into the lease to secure an escape route through the Maggie's.

The Trust's View

74. The NHS Trust owns and runs the North Block. They have confirmed that they are content with the proposed fire escape and toilet arrangements and are fully committed to the provision of a Maggie's Centre on the site. Notwithstanding, they understand the Heritage Value of the North Block and at the same time are committed to its continued use. A representation from the Chief Executive of the Barts Health NHS Trust states:

"We recognise the enormous heritage value that the North Block gives us in underpinning our objective of being seen as a world leading institution in the healthcare field. We therefore intend to develop a scheme for the northern sector of the Barts site that rectifies the results of a very limited maintenance regime in the past and provides for its future sustainability.

We acknowledge that initiatives are currently being explored by the Friends of the Great Hall with the objective of making the North Block a

self-sustaining facility. We are currently considering our options to define how best to use this space and wish to work with the Friends to secure the best possible outcome. However, the Trust believes that the space is unlikely to command a long-term use for regularly hosting large external/commercial events. The Trust's focus is not on corporate entertainment and conferencing and we believe there are likely to be better and more benign means of generating funding to secure the long-term future of the North Block.

A series of options are open to the Trust. One such option is to celebrate the history of the building and to deliver an appropriately scaled and located visitor attraction within the building. We are considering the merits of establishing the North Block to some degree as a separate charitable entity or preservation trust, to celebrate the heritage and preserve the building as part of our main hospital strategy.

We recognise that substantial investment would be required to bring the building up to the standards expected as a mainstream visitor attraction. This would be both financial (to refurbish the building) and in terms of management resource. The Trust is clear that the North Block will remain an integral part of the hospital campus although the required investment will need to come from non-NHS sources”

75. In accordance with the NPPF the application should be considered on its merits. The NPPF notes that “Local planning authorities should approach decision-taking in a positive way...and look for solutions rather than problems, decision-takers at every level should seek to approve applications for sustainable development where possible”. Similarly the Hopkins scheme or any other scheme would be considered on its merits should it be submitted. A scenario could result whereby different permissions could potentially be granted on the site. It would then be up to the Trust to decide which is implemented.

Landscaping

76. New hard and soft landscaping is proposed in conjunction with the Maggie's Centre. It would extend north-west from the rear of the Centre to abut the Princess Alice memorial garden and the east facing elevation of St Bartholomew the Less. The landscaping area includes part of the Church land within its curtilage.
77. The landscaping details would be subject to a condition. The initially submitted landscaping scheme was considered to be inappropriate and too structured for the site. It comprised a series of York Stone paving with grass strips, rectangular planters and pool. It did not relate to the Church or its surroundings. The applicant has been advised that the landscaping proposals should respond more closely to the architecture and setting of the Church.
78. The area that has been identified for landscaping currently accommodates seating and car, motor cycle and bicycle parking. The seating, motor cycle and car parking would be relocated as part of the landscaping scheme that has been approved in conjunction with the PFI development. The approved PFI landscaping scheme does show

that approximately 26 bicycle parking spaces would be provided on the area that has been identified by Maggie's for landscaping.

79. The planning agent for the Maggie's proposal has confirmed that these cycle spaces could be provided on or around the site. Further details of which would be required by condition. The Trust may need to vary their approved landscaping scheme should the cycle parking arrangement be revised.

Servicing

80. The extent of servicing required to keep the building running would be minimal. The Trust has an existing servicing strategy and loading bay facility should large deliveries ever be required. Maggie's do not use large scale suppliers. It is anticipated that the majority of deliveries to the Centre would be through staff bringing in supplies. As Maggie's Centres are not clinical facilities they tend to be run in the manner of a domestic house.

Archaeology

81. The site is in an area of important archaeological potential, located to the north of the Roman and medieval defences in an area of a known Roman cemetery and within the precinct of the 12th century Priory and Hospital of St Bartholomew. There is potential for Roman remains including burials, 19th century burials associated with the church of St Bartholomew the Less and medieval and post medieval building foundations associated with St Bartholomew's Hospital. An Historic Environment Assessment of the archaeology of the site has been submitted with the application.
82. The proposed development includes a new deeper basement on the footprint of the existing building, a new lift, underpinning of the adjacent Grade I North Block, and landscaping to the north of the building. There is potential for archaeological remains to be disturbed by the proposals.
83. Archaeological evaluation is necessary to provide additional information on archaeological survival on the site, including the extent of modern disturbance and assess the impact of the proposals, including foundations, underpinning, landscaping and to design an appropriate mitigation strategy. The foundation and enabling works proposals raise concerns due to the extent of proposed excavation beyond the area of new foundations and underpinning of the North Block, where further negotiation and design development is necessary to minimise the impact. The archaeological evaluation should be used to provide additional information to develop the foundations and ground works proposals to minimise excavation and ground impacts.
84. Conditions are recommended to cover archaeological evaluation, a programme of archaeological work and foundation design.

Community Infrastructure Levy

85. On 1st April the Government introduced a new statutory charge, the Community Infrastructure Levy (CIL), to be paid by developers to help

fund infrastructure required to support development. Currently the CIL contribution will be put towards the provision of Crossrail. The Mayor has set a charge of £50 per sq.m where there is an uplift of 100sq.m of floorspace and this applies to all development except: social housing, education related development, health related development and development for charities for charitable purposes.

86. At present the development would not be liable for CIL as the Finance Building is partially occupied and the gross internal amount of floorspace on the site would be reduced by 148sq.m (GIA) from 578sq.m to 430sq.m.
87. If the Finance Building is vacant for more than six months prior to the commencement of development the scheme may then be liable for CIL. If this were found to be the case it is likely that a charitable exemption could be sought in this instance.

Conclusion

88. The appearance of the grade I listed North Block has been compromised by the addition of 1960s extensions to its east and west Blocks. The Finance Building at the east end of the North Block lacks architectural merit and therefore its demolition is welcomed.
89. The proposed Maggie's Centre constitutes a building of outstanding architectural quality given its innovative use of materials and well informed design. It would be sensitive to the North Block in terms of its scale and physical attachment. The Centre would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping.
90. The views of English Heritage are that any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of the Smithfield Conservation Area would be 'less than substantial' and are clearly outweighed by the public benefits of the proposal. These benefits include the establishment of a Maggie's Centre and the revealing/reinstatement of exterior features of the North Block.
91. It is evident that the Trust is yet to establish their intentions in respect of the future of the North Block. Notwithstanding, the Maggie's Centre would not compromise its future use. Toilets would be provided in the basement of the Centre for North Block users and a fire escape route could be accommodated if required.
92. Paragraph 134 of the NPPF sets out that where a development proposal would lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal.

Background Papers

Internal

12.03.2013 Memo Waste and Cleansing Client Manager

External

Design and Access Statement

Maggie's Centre, St Bartholomew's Hospital Historic Building Report dated January 2013

Maggie's Centre, St Bartholomew Hospital Historic Environment Assessment dated January 2013

Maggie's Centre, St Bartholomew Hospital, Planning Statement dated February 2013

Existing drawing numbers: 5075 L(00)002 rev. A; 5075 L(00)003.

Image numbers: 5075 L(05)001; 5075 L(05) 002; 5075 L(05) 003; 5075 L(04) 004; 5075 L(05)005; 5075 L(05)006; 5075 L(05)007 rev. A; 5075 L(05)008 rev. A;

06.02.2013 Letter C J Gallagher and Claire Murrell, Barts Health NHS Trust

07.03.2013 Letter Trevor Payne, Barts Health NHS Trust

07.03.2013 Email with attachments to illustrate quoin relationship David Morris, DP9

11.03.2013 Email Thames Water

18.03.2013 Letter Marcus Setchell, Chairman of the Friends of the Great Hall and Archive of St Bartholomew's Hospital.

18.03.2013 Email Mrs Judith Yapp

18.03.2013 Email Mr Hugh Geddes

18.03.2013 Email Mrs Angela Evans

19.03.2013 Letter Professor Dame Lesley Rees

19.03.2013 Email Heather Hackett

19.03.2013 Email Mr Ashley Brown

19.03.2013 Email Professor John Shepherd

20.03.2013 Email Dr Simon Campbell-Smith

20.03.2013 Email Mrs Diana Evans

21.03.2013 Letter Barts Health NHS Trust Archives Committee

21.03.2013 Email Professor James Malpas

21.03.2013 Email Drs Peter and Jane Leaver

21.03.2013 Email Ruth M Coles

21.03.2013 Email Dr Ian Appleby

22.03.2013 Letter and supporting A3 documentation David Selby, Hopkins Architects

22.03.2013 Email Mrs Carol Whitehead

23.03.2013 Letter David Crosbie, The Voluntary Hospital of St Bartholomew

23.03.2013 Email Maggie Nicol

23.03.2013 Email Dr Andrew Crowther

24.03.2013 Email Dr Diane Smyth

25.03.2013 Email C N Hudson

25.03.2013 Email Paul Simmons

25.03.2013 Email Dr William Davidson and Dr Jasmine Lucas

25.03.2012 Email Peter Schmitt

25.03.2013 Email John Lumley

25.03.2013 Email Mrs Ann Wickham

25.03.2013 Email Mr Rodger Whitelocke

25.03.2013 Email Dr Julius Bourke

26.03.2013 Email Dr James Cronin

25.03.2013 Email Mrs Mary Smith

25.03.2013 Email Dr Richard Manns

26.03.2013 Email Professor Peter Denton White

26.03.2013 Email Mr James Hogg

26.03.2013 Letter Professor G M Besser

27.03.2013 Email Gabrielle Jungels-Winkler

28.03.2013 Email Janet Lowe

28.03.2013 Email Joanna Libby

28.03.2013 Email Miss Mary Morgan

02.04.2013 Letter DP9, David Morris with letter from Steven Holl Architects attached

03.04.2013 Email Stuart Taylor, The Georgian Group

05.04.2013 Letter English Heritage

05.04.2013 Letter City of London Conservation Area Advisory Committee

12.04.2013 Email Frank Kelsall, The London Society

29.04.2013 Letter Peter Morris, Barts Health NHS Trust

01.04.2013 Email Diocese of London

05.05.2013 Letter Mrs Ann Toms

10.05.2013 Letter The Save Bart's Campaign

10.05.2013 Letter Ancient Monument Society

10.05.2013 Email London and Middlesex Archaeological Society
14.05.2013 Email David Morris, DP9
15.05.2013 Email Flora Fraser
20.05.2013 Email with attachment on parapet detail David Morris, DP9
21.05.2013 Email David Morris, DP9
21.05.2013 Email Trevor Payne, Director of Estates and Facilities
22.05.2013 Email David Morris, DP9

Appendix A

London Plan Policies

The London Plan policies which are most relevant to this application are set out below:

Policy 3.17 Health and social care facilities - Provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs.

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Policy 7.19 Development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS12 Conserve or enhance heritage assets

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

UTIL6 Provision for waste collection

To require adequate provision within all developments for the storage, presentation for collection, and removal of waste, unless exceptional circumstances make it impractical; to encourage provision to allow for the separate storage of recyclable waste where appropriate.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

CS22 Maximise community facilities

To maximise opportunities for the City's residential and working communities to access suitable health, social and educational facilities and opportunities, while fostering cohesive communities and healthy lifestyles.

SCHEDULE

APPLICATION: 13/00111/FULL

North Wing St Bartholomew's Hospital West Smithfield

Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.

- 2 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) details of windows and doors;
 - (c) details of the junction between the glazed facades of the building and ground level;
 - (d) details of the junction between the parapet of the Maggie's Centre and the cornice of the North Block;
 - (e) the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
 - (d) details of all junctions between the Maggie's Centre and the east facing elevation of the North Block;
 - (e) details of the entrance canopies;
 - (f) details of the alterations to the opening at basement level between the North Block and the Maggie's Centre; and
 - (g) a method statement to include details of the underpinning to the North Block.

REASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: CS10, ENV6.

- 3 Details of the position and size of the green roof, the type of planting and the contribution of the green roof to biodiversity and rainwater attenuation shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON:
To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 4 Details of the construction, planting irrigation and maintenance regime for the proposed green roof shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.
REASON:
To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity in accordance with the following policies of the Core Strategy: CS10, CS15, CS18, CS19.
- 5 All unbuilt surfaces shall be treated in accordance with a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority before any such works are commenced. All hard and soft landscaping works shall be carried out in accordance with the approved details not later than the end of the first planting season following completion of the development. Trees and shrubs which die or are removed, uprooted or destroyed or become in the opinion of the Local Planning Authority seriously damaged or defective within 5 years of completion of the development shall be replaced with trees and shrubs of similar size and species to those originally approved, or such alternatives as may be agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 8, ENV 9, CS10, CS15, CS19.
- 6 Prior to the removal of the existing cycle racks on the site details of the proposed arrangement for the parking of 26 bicycles shall be submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be implemented in accordance with the approved details.

REASON: To ensure provision is made for cycle parking and that the cycle parking remains ancillary to the use of the building and to assist in reducing demand for public cycle parking in accordance with the following policies of the Unitary Development Plan: TRANS22.

- 7 The refuse collection and storage facilities shown on the drawings hereby approved shall be provided and maintained throughout the life of the building for the use of all the occupiers.

REASON: To ensure the satisfactory servicing of the building in accordance with the following policies of the Unitary Development Plan and Core Strategy: UTIL 6, CS10, CS17.

- 8 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.

- 9 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 Core Strategy: CS12.

- 10 Records held by the Local Planning Authority indicate that the historic use of this site may have given rise to ground contamination.

a) Prior to the commencement of works on the development, an investigation into ground conditions shall be undertaken in accordance with the Model Procedures for the Management of Land Contamination, Environment Agency, Contaminated Land Report 11. The report of the investigation and proposals for any remediation required shall be submitted to and approved in writing by the Local Planning Authority.

b) All works approved shall be undertaken to the satisfaction of the Local Planning Authority.

c) As soon as reasonably practicable, and before the occupation of any remediated area of the site, a validation report shall be submitted and approved by the Local Planning Authority in writing, stating what works were undertaken and that the remedial scheme was completed in accordance with the approved remediation strategy.

Reasons: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being

contaminated with material that is potentially harmful to humans, or the environment and with regard to policy CS15.

- 11 Archaeological evaluation shall be carried out in order to compile archaeological records in accordance with a timetable and scheme of such archaeological work submitted to and approved in writing by the Local Planning Authority before any commencement of archaeological evaluation work.
REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Unitary Development Plan 2002: ARC 1.
- 12 No works except demolition to basement slab level shall take place until the developer has secured the implementation of a programme of archaeological work to be carried out in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. This shall include all on site work, including details of any temporary works which may have an impact on the archaeology of the site and all off site work such as the analysis, publication and archiving of the results. All works shall be carried out and completed as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order to allow an opportunity for investigations to be made in an area where remains of archaeological interest are understood to exist in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3
- 13 No works except demolition to basement slab level shall take place before details of the foundations and piling configuration, to include a detailed design and method statement, have been submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to remain in situ.
REASON: To ensure the preservation of archaeological remains following archaeological investigation in accordance with the following policies of the Unitary Development Plan: ARC2, ARC3.
- 14 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 planning permission: 5075 L(00)001; 5075 L(01)001 rev. B; 5075 L(01)002; 5075 L(01)003; 5075 L(02)001 rev. B; 5075 L(02)002 rev. A; 5075 L(02)003 rev. A; 5075 L(02)004; 5075 L(02)005 rev. B; 5075 L(03)002 rev. A; 5075 L(03)001 rev. A; 5075 L(04)001 rev. B; 5075 L(04)002 rev. A; 5075 L(04)003 rev. B.
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.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 Reason for Grant of Planning Permission - The decision to grant this planning permission has been taken having regard to the policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting planning permission.

The proposed Maggie's Centre constitutes a building of outstanding architectural quality. It has been designed to be sensitive to the North Wing in terms of its scale and physical attachment. The building would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping.

It is evident that the Trust is yet to establish their intentions in respect of the future of the North Block. Notwithstanding, the Maggie's Centre would not compromise its use. Toilets would be provided in the basement of the Centre for North Wing users and a fire escape route could be accommodated if required.

London Plan Policies

Policy 3.17 Support high quality health and social care facilities.

Policy 7.2 Development to achieve highest standard of inclusive design.

Policy 7.8 To protect heritage assets.

Policy 7.19 Make a positive contribution to biodiversity.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

CS12 Conserve or enhance heritage assets

ENV6 Design of alterations to buildings

UTIL6 Provision for waste collection

TRANS22 Require cycle parking

CS22 Maximise community facilities



For the attention of Gemma Delves

North Wing, St Bartholomew's Hospital, West Smithfield, EC1

The main issues of this proposal were identified as:

- (a) Demolition of the existing building.
- (b) The impact on the setting of this Grade I Listed Gibbs building (in terms of parapets height etc.).
- (c) Architectural design, again, in terms of the setting, location and visibility.
- (d) Landscape design

The Committee considered this Application in depth and were of the opinion that:

(a) There was no objection to the demolition of the 1960s building, and (d) the Committee concurred with the views of English Heritage to the effect that more design work was needed to produce a satisfactory landscape scheme.

Under (b) and (c), there was lengthy and detailed debate. After considerable deliberation and in order to obtain a consensus the Chair proposed the motion of: ***Does the proposal have an impact on the setting and does the Committee think that impact is detrimental?*** The result was 7 for to two against. The majority view was that the proposal was totally out of keeping with the general style of the historic James Gibbs buildings.

The Committee went on to endorse the views of the London Society, as set out below:

"The Society would be content to see a replacement for the present extension building. But we do object to the proposed replacement. It appears to us to make no attempt to be contextual; indeed the proposed design appears self-consciously to be trying to make a statement which will distract from the principal entrance to one of the major architectural set-pieces of London and disturb the serenity of the Gibbs quadrangle. The good architecture many contribute to the well-being of cancer patients we do not doubt. But good architecture does not need to be of a 'come hither and admire my finery variety'. Designing something to go next to Gibbs is not an easy task, but is one which has been achieved recently with considerably more dignity in the new work next to St Martin-in-the-Fields. We advise the City Corporation to refuse these applications and suggest to the applicants that they go to look at how others have solved the problem in a more satisfactory way."

Vicki Fox (Hon. Secretary)
LAMAS - Historic Buildings & Conservation Committee



AMS

Defending Historic Buildings

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, KG KT

ST ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB Tel: 020 7236 3934

Ms Gemma Delves
Planning Officer
Development Division – West
Department of the Built Environment
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

10 May 2013

Dear Ms Delves

**North Wing, St Bartholomew's Hospital, West Smithfield, London EC1, Ref 13/00113/CAC,
13/00112/LBC and 13/00111/FULL**

Thank you for consulting us on this application which was discussed at the Society's Casework Committee on Wednesday 30 April.

The Ancient Monuments Society (AMS) **objects** to the replacement of the 1960s extension to the North Wing with a new Maggie's Centre.

IMPACT OF PROPOSALS

The AMS recognises the great benefits which Maggie's Centres can bring to cancer patients and their families. We note that all the centres built so far are of very high design quality, with exemplary attention paid to materials and detailing.

The Society has no objection to the demolition of the 1960s extension. Having carefully considered this proposal, however, the Committee feels that the introduction of such a bold design in one of London's most historically and architecturally sensitive sites would be harmful to the significance of key heritage assets.

The North Wing

The North Wing of St Bartholomew's Hospital is part of James Gibb's original design for the main quadrangle, which was completed in the 1760s. The building's exceptional architectural and historical significance is reflected in its listing at Grade I.

The building's main function has always been ceremonial and administrative, rather than therapeutic. Extensions were added on either side of the building in the post-war period, creating an imbalance in Gibb's composition. The Society believes there is an argument for removing these extensions to restore the building to its original form.

The North Wing contains a fine hall, as well as murals by Hogarth. There is also a museum on the ground floor of the building. Despite later alterations, Gibbs's design is still the dominant feature in the quadrangle. It is noted in the City of London's *Smithfield Conservation Area Character Summary & Management Strategy* adopted in September 2012 that:

"The arrangement of the hospital buildings is of particular interest, with the complex laid out by Gibbs as a series of deliberately separate blocks. He stated this was specifically to prevent the spread of fire, and it has also been suggested that an outbreak of plague in Marseilles in 1719 encouraged the separation against cross-infection."¹

The Committee feels that the introduction of a new signature building within the setting of Gibbs's complex would further erode Gibbs's original design intention.

There are also concerns about the choice of materials and lighting effects, which the Committee feels would create too strong a contrast with the subdued palette of the existing elevations.

Setting of St Bartholomew-the-Less

The Committee also has concerns about the impact the new building would have on the Grade II* - listed church of St Bartholomew-the-Less. Again, it is felt that the contrast between existing and proposed would be too strong.

Smithfield Conservation Area

The application site is in Area 2 of the Smithfield Conservation Area, which was designated in 1986. *Area 2: St Bartholomew's Hospital* is "characterised by a single use and buildings of a substantial scale."² In the area:

[...] the formal relationship between Gibbs's three original blocks, the 1935 George V rebuilt south block, and the square combine to form a townscape character which is unique in the City. Later hospital buildings to Gilsper Street and West Smithfield have generally been designed to harmonise with their earlier neighbours in terms of scale, architectural style, materials and detailing.³

The National Planning Policy Framework (NPPF) states that "Planning policies and decisions should aim to ensure that developments":

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.⁴

The Committee believes that the proposed design, while being innovative, fails to respond to its context and creates too strong a statement. While risk-taking in design is to be applauded, the AMS is concerned that in this instance insufficient care has been taken to ensure that the development does not result in significant harm to the designated assets.

¹ City of London, *Smithfield Conservation Area Character Summary & Management Strategy Supplementary Planning Document*, adopted September 2012, p 29.

² *Ibid*, p 28.

³ *Ibid*, p 28.

⁴ Communities and Local Government, *National Planning Policy Framework*, March 2012, paragraph 58.

In summary, the Society has no objection to the demolition of the 1960s extension to the North Wing, but has serious concerns about the impact which the proposed replacement would have on Gibbs's North Wing and quadrangle, St Bartholomew-the-less and Smithfield Conservation Area.

Please let us know the decision on this application in accordance with the direction in Annex A of Circular 09/2005 (DCMS 01/2005). If our comments are referred to in any committee report or document supporting a delegated decision then we should be pleased to see a copy of such report or document.

Yours sincerely

Lucie Carayon
Casework Secretary

Please reply to office@ancientmonumentsociety.org.uk

Copy for information Peter Wyn Rees



THE SAVE BART'S CAMPAIGN

Chairman Mrs. Wendy Mead C.C. Hon. Treasurer Mrs Angela Starling CC

Dear Ms. Delves,

10th May 2013

Objection to Planning Application 13/00111/FULL

I have the honour to be the Chairman and Spokesman for the Campaign which successfully saved Bart's Hospital from closure and I represent 2,000 members currently on our mailing list for newsletters and all residents in Barbican and Golden Lane Estate who receive them hand delivered. The Campaign continues as a 'Watchdog' for Bart's Hospital, we have kept the name as supporters know and trust us.

Since the closure plans were overturned, Bart's has undergone an extensive rebuilding programme by Skanska resulting in a world class Cancer Unit to be followed, on completion next year, by the biggest Cardiac Centre in the UK. These additions have been designed with a high degree of sensitivity owed to the enormous heritage and prestige of such a world famous site.

James Gibb designed the hospital in 1756 and three wings designed by him remain. Two, the West and East wings are listed Grade 2 and still in medical use, the North Wing containing The Great Hall and the Hogarth murals is Grade 1* These wings along with the George V wing enclose one of the most beautiful squares in the City of London.

Sadly during the Fifties and Sixties, two practical but nondescript blocks were added at either end of the North Wing and these, at last, will be removed as part of the rebuilding of the hospital. Bart's Health NHS Trust has now applied for planning permission to replace the Sixties building at the eastern end of North Wing with new build Maggie Centre, which will completely destroy the symmetry of Gibb's original design that we hoped to see restored.

As mainly a Patients' Campaign, we are not opposed to a Maggie Centre and have suggested to the Chief Executive of Barts Health NHS Trust that the Trust Board consider an alternative site, one that will not blight (once again) Gibb's magnificent design. I believe I am right in thinking that Bart's is the only example of Gibb's work in the City of London and certainly the Square is one of the most complete and dramatic 'open-air drawing rooms' in London. Gibb designed the Bart's buildings in 1756 as a gift to the Trustees and I believe we should restore his vision and pay homage to his generosity. A very modern building described as 'iconic' tacked onto Gibb's design will add nothing to architecture with proven iconic stature.

There is no issue in locating a modern design adjacent to a heritage building both can gain from the contrast. However this is different from extending a heritage building with a modern addition. This destroys the quality of the heritage especially one which has a symmetrical composition.

It is vital that the concept of the original composition should be respected and this can be done without any stark copying of the original design but through buildings which are harmonic in scale, colour and form. The Maggie Centre fails in this respect with the intention of some fine listed buildings being thoughtlessly destroyed.

I believe there are many objectors to this Planning Application including The Georgian Society, the Conservation Area Consultative Group, City Heritage Society, City Historical Society and many Friends' Groups of Bart's.

On these grounds the Application should be rejected.

Wendy Mead Deputy for the Ward of Farringdon Without
Chairman, The Save Bart's Campaign
Vice Chairman, The Guild of the Royal Hospital of St. Bartholomew

Member: City Heritage Society. City of London Historical Society. Friends of Bart's Archives and North Wing.

cc HRH The Duke of Gloucester, President of St Bartholomew's Hospital

Mark Field, Member of Parliament for the Cities of London and Westminster

Dr Simon Thurley, Chief Executive, English Heritage

Sir Stephen O'Brien, Chairman, Barts Health NHS Trust

Mrs Ann Wickham, President, The Guild of the Royal Hospital of St. Bartholomew (League of Friends)

Mr Marcus Setchell, Chairman, The Friends of Bart's Archives and the North Wing

Mr Desmond Fitzpatrick, Chairman, City of London Historical Society

Mr Douglas Woodward, City Heritage Society

cc. Rt. Hon. Frank Dobson, M.P.

ACKNOWLEDGED

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	09 MAY 2013	LTP
OM		SSE
No	118125	PP
FILE		DD

MRS. ANN TOMS
15 TRINITY COURT
GRAY'S INN ROAD
LONDON WC1X 8JX

05/05/13

Dear Madam,

Bart's Hospital
Objection to Planning Application
Ref 13/00 111/ Full

Although, as a Bart's trained nurse I am a strong supporter of Palliative Care, I cannot support an iconic Maggie's Centre building that would spoil the overall effect of the Georgian Square.

Skanska has recently provided modern buildings that respect the vernacular at Bart's, reflecting its own unique heritage.

A different site should be found for a Maggie's Centre.

Yours truly,

Mrs Gemma Jones
Planning POB 270
Gulldhall
London EC2P 2EJ

(Volunteer Member of
Bart's Guild (Friends))



Wells, Janet (Built Environment)

From: Delves, Gemma
Sent: 02 May 2013 09:46
To: DBE - PLN Support
Subject: FW: Proposed Maggie's Centre at Bart's Hospital
Attachments: Response following initial discussion at April DAC meeting.pdf; Notes from site visit 17.04.13.pdf; Plan from Land Registry.pdf

Hi

Please can this be put on the web and acknowledged.

Thanks

Gemma

From: David Morris [<mailto:david.morris@dp9.co.uk>]
Sent: 01 May 2013 19:30
To: Delves, Gemma
Subject: Fw: Proposed Maggie's Centre at Bart's Hospital

FYI

From: Edmund Harris [<mailto:edmund.harris@london.anglican.org>]
Sent: Thursday, April 25, 2013 03:05 PM GMT Standard Time
To: David Morris
Cc: Archdeacon of London <Archdeacon.London@london.anglican.org>; 'Rector SBG' <rector@greatstbarts.com>; DUNN, Michael <Michael.Dunn@english-heritage.org.uk>; Stuart Taylor <stuart@georgiangroup.org.uk>; gemma.delves@cityofLondon.gov.uk <gemma.delves@cityofLondon.gov.uk>
Subject: Proposed Maggie's Centre at Bart's Hospital

Please see attached.



Edmund Harris
Church Development Support Officer

Tel: 020 7932 1238 **Email:** edmund.harris@london.anglican.org
London Diocesan House, 36 Causton Street, London SW1P 4AU [[Map](#)]

www.london.anglican.org

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David Morris
dp9 Planning Consultants
100 Pall Mall
LONDON SW1Y 5NQ
david.morris@dp9.co.uk

Edmund Harris
Church Development Support Officer
edmund.harris@london.anglican.org

25th April 2013

Dear David

Proposed Maggie's Centre at Bart's Hospital – initial consultation with the London Diocesan Advisory Committee

Many thanks for all your help in organising the site visit to Bart's last week, which the visiting DAC members and I found it very helpful. As I mentioned I would do then, I presented the proposals to the Committee at its April meeting yesterday and now write to convey its response. I took notes of the discussion between everyone present at the visit and, following your presentation and the inspection of the site, between the visiting members. These I subsequently formalised and a draft is attached.

Essentially the full committee endorsed the views of the visiting members conveyed in my notes, but since this is an important and complex case a little exegesis may be in order. Strictly speaking, the DAC's remit concerns only those parts of the scheme which directly affect the fabric of the church of St Bartholomew-the-Less and its curtilage, i.e. what is termed 'subject to the legal effects of consecration' and is therefore governed by the faculty system. This means that a faculty will be required from the Diocesan Registry for any works carried out there and a Certificate of Recommendation will need to be obtained from the DAC and submitted along with the application.

A site plan from the Land Registry on which the curtilage of the church is marked in red is attached along with this letter. As you will see, roughly half of the proposed site of the garden is under faculty. The DAC noted the findings of the archaeological survey of the site by MOLA – that any excavation work for the garden would be unlikely to have an impact on any live archaeology or, crucially, on any human remains dating from before burials in the vicinity of the church ceased in around 1849. This was welcomed, although the Committee will not be able to



draw any definitive conclusions about the impact of the work until more detailed proposals have been submitted.

It would seem to make little sense for the DAC to restrict its comments on the garden to the area which falls under faculty jurisdiction and so those that follow are to be taken as relating to this aspect of the scheme as a whole. The Committee felt that the proposed landscaping was cluttered, somewhat fussy and not conducive to the sense of calm that it needs to instil, especially in view of the amount of hard paving. Softer landscaping with more planting would be better.

The Committee considered it essential to look at the proposals for the garden in the wider context of the relationship between the church and the Centre. Michael Dunn of English Heritage (letter to Gemma Delves of 5th April) has commented that the landscaping "might benefit from having a more strategic relationship to the historic buildings around the site" and that its relationship to the apse of the church is poor. The Committee supported this view; the landscaping needs to provide a visual link between the Centre and the church which underscores the synergy between their respective spheres of activity. It is understood that a physical link between the centre and the rear entrance of the church has been mooted and this could well facilitate this aim. A faculty will, of course, be required for any alteration to the fabric of the church that this would entail.

While the matter of the broader visual and spatial impact of the Centre on the church building falls outside faculty jurisdiction it is still of relevance to the Committee, which saw it as a cause for some concern. In his letter to Gemma Delves of 8th April Mr Dunn states that "Any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of Smithfield Conservation Area would be, in our view, 'less than substantial' and clearly outweighed by the public benefits of the proposal (NPPF 134)." The DAC does not concur with this view and sympathises with the concerns raised by Stuart Taylor of the Georgian Group in his representation on the scheme to Gemma Delves of 3rd April – in particular with the need for any building on the site to complement its neighbours rather than assert itself over them.

I wish to emphasise in conclusion that the DAC was unequivocal in its support for the initiative behind the project. However, it felt that further development of the design of the Centre was required before it could lend the scheme its wholehearted support.

Yours sincerely,


Edmund Harris

CC:

The Ven. David Meara, the Archdeacon of London

The Rev'd Dr Martin Dudley

Michael Dunn, Principal Inspector of Historic Buildings and Areas, English Heritage

Stuart Taylor, Caseworker, The Georgian Group

Gemma Delves, The Corporation of London

London DAC site visit notes

Church: St Bartholomew-the-Less
Date: 17th April 2013
Case ref: 01.05/02.13(A)
Present: The Ven. David Meara, the Archdeacon of London (chair), Margaret Davies, Robert Thorne, Laura Moffatt (DAC), Dr Paul Simmonds (parish clerk), David Morris, Tom Hawkley (DP9 – planning consultants), Chris Watson (Maggie’s), Trevor Payne (Barts Health NHS Trust), Mark Burgess (JMA Architects – executive architects for the scheme)

Building details

A church or chapel is known to have existed on the site by 1184; the new building (a previous one was on another site nearby) was the subject of one of the earliest recorded faculties. Used throughout (?) its history as the hospital chapel, became additionally a parish church 1547 after the re-foundation of the hospital by Henry VIII, when it was granted to the City of London. The church survived the Great Fire and the C15 tower with its corner turret in the SW corner and the W vestry survive from this building (the latter only in part – only the window and lower, rubble-built portion of the W wall are original). Original C15 tower arch inside and four carved C15 angels, apparently reset, on the vestry wall. Major rebuilding by George Dance the Younger of 1789-91, who apparently constructed a wooden octagon (c.f. his rebuild of St Mary, Micheldever in Hampshire of 1806-8 and a number of non-conformist chapels of the previous two decades) within the external walls of the medieval building, which enclosed roughly a square area. This had triangular spaces at the corners and was lit entirely from above. He may also have been responsible for raising the floor around 2’6” above ground level, something which has not been satisfactorily explained (are there vaults beneath it?). The wooden structure apparently decayed rapidly and was rebuilt in 1823-5 by Thomas Hardwick, the then-hospital surveyor, who used iron for the roof structure supporting a star-shaped plaster vault and replaced the remaining medieval walls with new construction in brick, presumably adding the windows with ‘Y’ tracery. “A jolly gothic octagon, one of the most cheerful buildings in London” (Ian Nairn). Buttresses to N wall added c.1842, possibly by Hardwick when he built the hospital’s screen wall behind. Further remodelling by P.C. Hardwick in 1862-3 when tracery was added to the clerestory windows on the diagonal axes of the octagon and the sanctuary with the half-octagonal end was added. Encaustic tiles, pews, altar rail and pulpit all from the restoration of 1862-3; the last of these is of carved alabaster and was given by Hardwick. The building sustained damage in WWII and was restored by Lord Mottistone of Seely and Paget in 1950-1, when the E window by Hugh Easton was introduced. Good collection of monuments and brasses of C15 to C20, those of particular note being: brass in vestry to William Markeby (d. 1439) and his wife; memorial to John and Mary Darker (d. 1784 and 1800 respectively, signed by J. Binley). Aedicular monument to Thomas Bodley in north-east corner – a canopied tomb with a shallow arch and quatrefoil frieze. Organ at W end by William Hill and Son and Norman and Beard of 1930. Chandeliers in C18 manner suspended from central vault and from apexes of diaphragm arches. Crucifixion by Cigoli of c.1600 in the vestry.

Pastoral background

- Chris Watson: network of Maggie’s Centres goes back 15 years, first one was set up in Edinburgh where Maggie Keswick/Jencks treated. Was pleased with physical care, but wanted more spiritual, pastoral support and wanted as legacy places where cancer patients could go

for it. Maggie and Charles interested in gardens and architecture, thought there was opportunity for symbiosis. Both were friendly with architect Richard Murphy, he did the first project.

- Edinburgh pilot followed by centre in Glasgow, then Frank Gehry did one for Dundee. Currently 11 centres open, all designed by famous architects; 4 more under construction, 5 in design process.
- Objective is to have centres at all the 57 big cancer hospitals, all the most forward-looking hospitals keen to have one. Establishment of centre is two-way relationship between Maggie's and hospital – they were asked to look at Bart's two years ago, site offered would be made available through demolition of post-War finance block tacked on to E end of North Wing (James Gibbs, Grade I, 1750-9).
- Two years of development work to date with Stephen Holl on design for Maggie's Centre at Bart's. New hospital building by Michael Hopkins with cancer unit currently under construction; potential for important synergy with Maggie's

Proposal

- A video of a presentation by the architect talking about the genesis of the design concept was shown to the meeting.
- Centre takes form of three storey building abutting E end of N Wing, corners rounded off to reveal C18 masonry behind: rear (i.e. S) elevation is higher than that facing church and rises to cornice of Gibbs building, top slopes and incorporates roof garden, N elevation rises to upper window line; tall, central, atrium-like space in middle with curved stair rising around it; glass curtain wall to be wrapped around elevations with large squares of coloured glass arranged in patterns inspired by medieval neumes sandwiched between additional layers of glazing and translucent insulating material – the building will be lit up from within at night although the facades won't be transparent. Design concept based on three structures nesting within each other: bamboo-lined inner layer, concrete sub-structure with angled uprights, outer glazed skin.
- Likely remit of DAC noted (precise remit has yet to emerge) – mainly impact on fabric and curtilage, but also on setting of church. Footprint of church registered when hospital was reorganised as a PFI trust, possible that this is all that is covered by faculty. Surrounding landscape is owned by Barts Health Trust, which is responsible for it, maintenance is carried out by Skandia. But setting of church and its location in conservation area and historic site are of prime concern to DAC.
- Mutually beneficial relationship between church and centre mooted, Maggie's is open to dialogue with church and the Rev'd Dr Martin Dudley. Second entrance to church in SE corner of central octagon which provides level access – this is almost directly opposite the proposed site. Possibility of physical link between church and centre mentioned – this would require consultation with DAC.
- Ground around church much disturbed over the years, there always were different burial grounds for monks, patients etc. Report by Peter Riddington of Insall's on heritage perspective and also by MOLA on archaeology of site. Excavation will be limited because existing basement of finance block will be reused. Lots of redundant services on site, these need to be tidied up and rationalised. Transport review of site is in progress, this has important bearing on project as landscaping element of scheme will block what is currently a through access route.

- Clarity needed for landscaping and approval works, so detailed planning application has already been submitted to Corporation of London to get guidance. Having planning permission also makes it easier to start fund raising (Maggie's is a charitable organisation). Likely conditions on planning permission:
 1. Reconditioning of Gibbs facade and discussion of nature of restoration (Catherine Stubbs from Corporation of London) – renovation, not reinstatement of lost detailing;
 2. Further development of design (currently at Stage C in RIBA process) – materials of facade, finishes etc, planners would want to see material samples, mock-ups and so on;
 3. Landscaping of area between centre and church and to E of church;
 4. Archaeology and piling design (standard Corporation procedure – piling design submitted once results of trial digs provided).
- Mike Dunn of EH has commented on the scheme and was strongly supportive of it.
- Possibility of Section 106 money for landscaping work from Helical Barr development on opposite side of Little Britain.
- Scheme for Maggie's Centre is disputed by Friends of Bart's Great Hall – they have submitted an alternative design to the Corporation of London's planning department.

DAC discussion at the visit

- A Maggie's centre is unequivocally a good thing for this part of the hospital, church has been in danger of getting caught in a backwater. Any tidying-up of space around church is welcome. So general concept is first rate but design of building problematic.
- It would be useful to know more about Holl's approach to historically sensitive sites such as this, his reasoning for particular forms and materials and their relationship to the existing surrounding fabric. Maggie's has good record of architectural quality but all other centres in less architecturally sensitive locations.
- With limited information about the scheme provided in advance of site visit it was difficult to get full sense of what is proposed. There was concern that the full application for planning permission was premature.
- No real consultation with chaplaincy on development of scheme yet church already serves relatives of patients, staff who have had to give bad news. Vital for Maggie's to have some kind of working relationship with the church from the outset. Centre could enhance mission of church but everything depends on how two are linked together. At the moment users of centre will enter church by E door – this problematic as they'll arrive in full sight of people praying.
- Maggie's Centre appears to be self-contained both functionally and aesthetically – not joined to Gibbs' N Wing, floor levels don't match up (i.e. new bldg couldn't be integrated with Gibbs building even if future generations wanted).
- Site is part of conservation area which covers hospital – Corporation of London's conservation team have mounted stiff opposition, say Holl's scheme doesn't enhance it. Centre is actually taller than existing extension to Gibb building – will block light so the space between it and the church could be pretty depressing on an overcast day.

Conclusion

Establishment of Maggie's Centre at Bart's on this site is strongly supported, but substantial concerns over visual impact of design as currently proposed and the interrelation of the church and the Centre needs to be better thought through. Holl's design shows no understanding of or sympathy to the

existing built environment, doesn't appear to have been informed by relevant legislation. Design should complement its setting and elevate the importance of the surrounding architecture. Physical and visual impact of landscaping works on curtilage of church probably acceptable. Would be useful to know more about the brief and how the scheme for the centre fits in with the Trust's long-term plans for the N Wing. Curious that application for full planning consent has gone in when design at such an early stage – they are clearly seeking more than guidance and if application is successful then it is this scheme that will get built.

Please note:

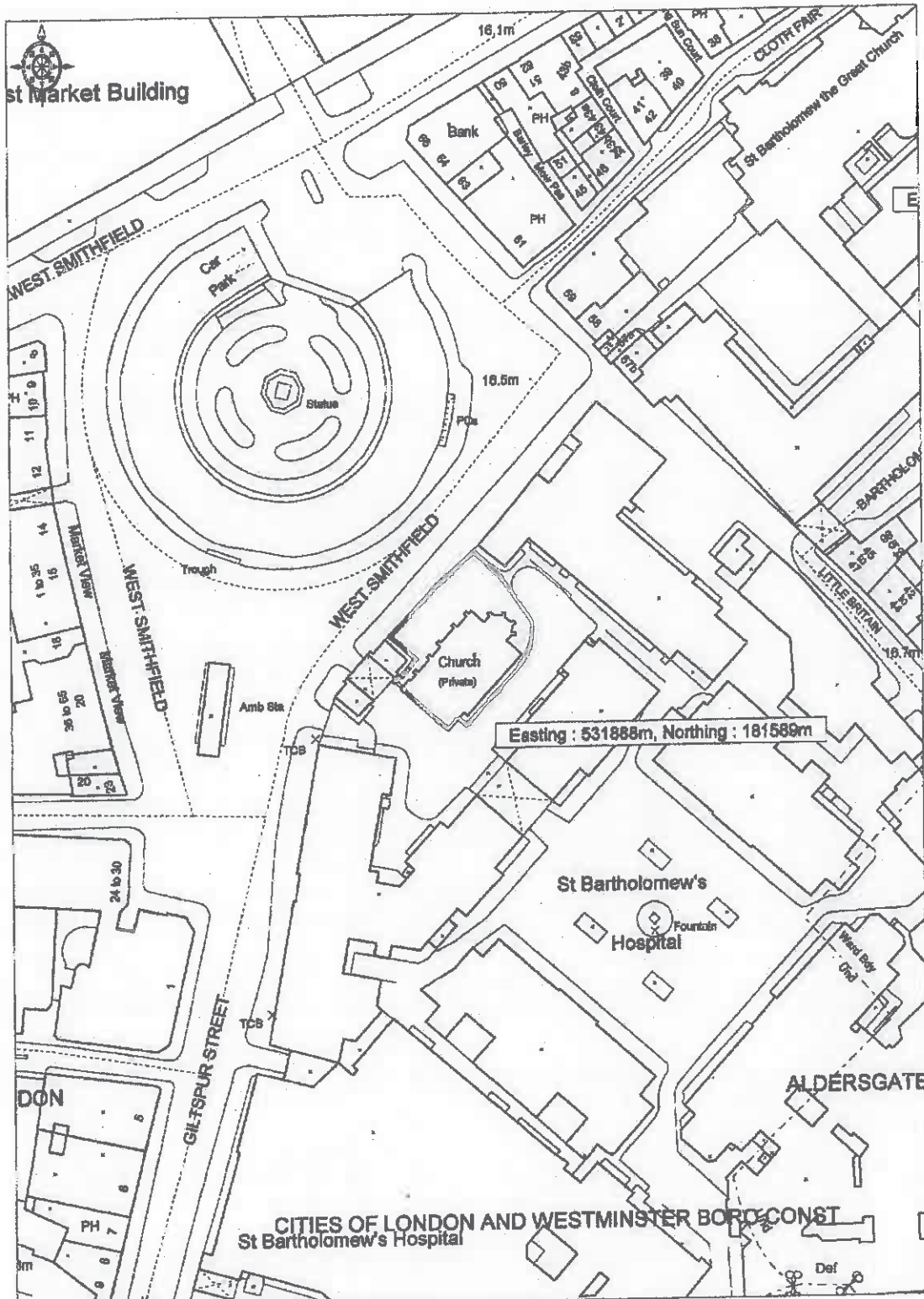
1. Opinions expressed at DAC visits are informal only, and are not to be taken as binding on the whole Committee, whose decisions, where appropriate, will be notified after the next meeting following.

2. After an initial visit and guidance, the onus remains on the parish to develop and submit their proposals; time will not run until they do so.

Care of Churches Team

Edmund Harris, Church Development Support Officer

01.05 St Bartholomew The Less Smithfield Gate 2005



Ordnance Survey

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This map was created with Promap

St Bartholomew the ~~Less~~ Less, St Bartholomew Hospital, London, EC1A 7BE

01-05-01

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	07 MAY 2013	LTP
OM		SSE
No	118102	PP
FILE		DD

HJT2524

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

Peter Morris
 Chief Executive
 Barts Health NHS Trust
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 81 Commercial Road
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 E1 1RD

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Main Switchboard: 0207 377 7000

29 April 2013

Email: Peter.Morris@bartshealth.nhs.uk
www.bartshealth.nhs.uk

Ref: 13/00113/FULL

Dear Sir

ACKNOWLEDGED

Proposed Maggie's Centre at St Bartholomew's Hospital

I am writing to correct some comments that have been made recently relating to the planning application for a Maggie's Centre on the St Bartholomew's Hospital site. These comments focus on the suggestion that the North Wing will be condemned to an obsolete future if the planning application for the Maggie's Centre is granted. In the view of Barts Health NHS Trust, this is not the case.

The Trust Board has set out a clear vision and values and core objectives for Barts Health as part of its commitment to changing lives. Details can be found on the Trust website at: www.bartshealth.nhs.uk. In relation to the St Bartholomew's Hospital site, our key priorities are to deliver excellence in the treatment and research of both cancer and cardiovascular disease and to support and promote the rich history and heritage of the Barts site.

Key factors in achieving this vision for Barts will be:

- Commissioning the final phases of the NHS's largest PFI investment programme.
- Continuing to invest in research and the latest technological advances.
- Creating a Maggie's Centre in close proximity to the Oncology department at Barts. The work by this charity is widely recognised as being best practice in the support of people whose lives are affected by cancer. We see the track record of this organisation and its ambitions as being highly complementary to the aims and objectives of Barts Health and providing an excellent and supportive patient experience.
- Celebrating the depth of history of the institution of Barts.



Barts Health and its predecessors have, over a period of some 20 years, examined options for the Barts site as a whole. The PFI project to create state of the art cancer and cardiovascular hospitals to the south of the courtyard has been a key priority; the East and West Wings will strategically support cancer care activities; and while we have not yet initiated work on the North Wing and Gatehouse, it is an integral part of our plans.

We recognise the enormous heritage value that the North Wing gives us in underpinning our objective of being seen as a world leading institution in the healthcare field. We therefore intend to develop a scheme for the northern sector of the Barts site that rectifies the results of a very limited maintenance regime in the past and provides for its future sustainability.

We acknowledge that initiatives are currently being explored by the Friends of the Great Hall with the objective of making the North Wing a self-sustaining facility. We are currently considering our options to define how best to use this space and wish to work with the Friends to secure the best possible outcome. However, the Trust believes that the space is unlikely to command a long-term use for regularly hosting large external/commercial events. The Trust's focus is not on corporate entertainment and conferencing and we believe there are likely to be better and more benign means of generating funding to secure the long-term future of the North Wing.

A series of options are open to the Trust. One such option is to celebrate the history of the building and to deliver an appropriately scaled and located visitor attraction within the building. We are considering the merits of establishing the North Wing to some degree as a separate charitable entity or preservation trust, to celebrate the heritage and preserve the building as part of our main hospital strategy.

We recognise that substantial investment would be required to bring the building up to the standards expected as a mainstream visitor attraction. This would be both financial (to refurbish the building) and in terms of management resource. The Trust is clear that the North Wing will remain an integral part of the hospital campus although the required investment will need to come from non-NHS sources.

We consider that the upgrading works could be carried out without the need for any external new build – with the possible exception of a fire escape solution. We will shortly be carrying out a review of the fire escape strategy and this might determine that a fire escape is needed at the east end. Should this be the case, we would plan to ask Maggie's to consider whether it was feasible to create a connection to their proposed secondary stair.

In conclusion, I can confirm that the Trust fully supports the Maggie's planning application in the planned location adjacent to the North Wing and is acutely aware of its obligation to preserve the heritage of the Barts site.

Yours faithfully

Peter Morris
Chief Executive

cc: Sir Stephen O'Brien, Chairman, Barts Health NHS Trust



Begum, Shupi

Subject: FW: St Bartholomew's Hospital, North Wing Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC

From: london society [mailto:info@londonsociety.org.uk]

Sent: 12 April 2013 12:43

To: Delves, Gemma

Subject: St Bartholomew's Hospital, North Wing Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC

**St Bartholomew's Hospital, North Wing
Application Nos 13/00111/FULL, 13/00112/LBC and 13/00113/CAC**

Thank you for consulting the London Society about the above applications. The proposals were considered at a recent meeting of the Society's Executive Committee. We wish to object to the applications.

The Society would be content to see a replacement for the present extension building. But we do object to the proposed replacement. It appears to us to make no attempt to be contextual; indeed the proposed design appears self-consciously to be trying to make a statement which will distract from the principal entrance to one of the major architectural set-pieces of London and disturb the serenity of the Gibbs quadrangle. That good architecture may contribute to the well-being of cancer patients we do not doubt. But good architecture does not need to be of a 'come hither and admire my finery variety'. Designing something to go next to Gibbs is not an easy task, but is one which has been achieved recently with considerable more dignity in the new work next to St Martin-in-the-Fields. We advise the City Corporation to refuse these applications and suggest to the applicants that they go to look at how others have solved the problem in a more satisfactory way.

Frank Kelsall
Chairman

Administrator
The London Society

Mortimer Wheeler House
46 Eagle Wharf Road
London N1 7ED
Tel: 020 7253 9400

www.LondonSociety.org.uk

ACKNOWLEDGED SB 15/07/13.





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Corporation of London
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London
EC2P 2EJ

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	11 APR 2013	LTP
OM		SSE
No	117854	PP
FILE		DD

Direct Dial: 020 7973 3774
Direct Fax: 020 7973 3792

Our ref: P00228235

5 April 2013

Dear Ms Delves

Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010
NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1
Application No 13/00111/FULL

Thank you for your letter of 5 March 2013 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

As set out in our letter ref. L00228236, we support the Maggie's Centre in principle and have sent a direction letter authorising the application for listed building consent.

Our comments here relate solely to the application for planning permission for the landscape proposals to the east and north of the proposed Maggie's Centre building. Whilst we support the re-landscaping of this currently poor quality and poorly maintained environment, we are not convinced that the submitted landscape proposals represent the best way to enhance the significance of the surrounding historic environment.

In design terms, we wonder if the proposed landscape might benefit from having a more strategic relationship to the historic buildings around the site. The apse of the Church of St. Bartholomew-the-Less, for example, is a prominent architectural feature which the landscape proposals appear to have no spatial relationship with.

In practical terms, we would seek confirmation that the proposed shallow planters will not be vulnerable to drying out. We also question how the proposed green grass strips between the York paving will be maintained so that the grass is healthy and the visual effect of the grass/York grid pattern is secured.



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Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Michael Dunn

Principal Inspector of Historic Buildings and Areas
E-mail: michael.dunn@english-heritage.org.uk

cc: David Morris, DP9



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Direct Dial: 020 7973 3774
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Our ref: L00228236

8 April 2013

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	11 APR 2013	LTP
OM		SSE
No	117855	PP
FILE		DD

Dear Ms Delves

NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1

Thank you for your recent letter notifying English Heritage of the above application. We have considered the proposals in detail, and I can now set out English Heritage's response as follows.

Summary

The circa 1732 North Block of St. Bartholomew's Hospital is the most significant element of one of the most significant historic places in London. This significance has been visually eroded by modern extensions to the building's east and west gable ends. The current proposal is to replace the east gable extension (the Finance Building) with a new building designed by Steven Holl Architects for use as a Maggie's Centre. Whilst the contemporary design of this building clearly contrasts with the 18th century classical design of the existing North Block, the new building is in our view a piece of very high quality new design in its own right, and provides heritage benefits to the existing grade I listed building by better revealing important architectural elements of that building such as its quoins. We also consider the establishment of a Maggie's Centre on this site to represent a substantial public benefit that outweighs any perceived less than substantial visual harm to the historic environment that the new extension may result in.

English Heritage Advice

Our statutory remit is the impact of the proposals on the significance of the historic environment. Our advice below is based on an understanding of the historic environment affected by the proposals, and an assessment within the context of national and local planning policy as to whether the proposals harm, retain or enhance this significance, and whether there are public benefits that may outweigh any harm.

Significance of the Historic Environment

The North Block is the most important of the four hospital blocks designed by James



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Gibbs and built between 1732 and 1768, and contains the famous Great Hall and Hogarth Staircase, two of the most significant secular interiors in all of London. The North Block is adjacent to several other very significant buildings, including the Gatehouse (grade I), the Screen Wall and Colonnade (grade II*), St. Bartholomew-the-Less Church (grade II*), the Lucas Block (grade II) and Gibbs's East and West Blocks (grade I). The East and West Blocks, along with the North Block and 1930s neo-Georgian George V Building to the south, form one of the most significant 18th century formal courtyard spaces in London.

By contrast, the existing two storey extension (known as the Finance Building) built onto the east gable end of the North Block is of low significance. Designed by Adams, Holden & Pearson Architects on a shoestring budget in 1962, it sits on a site occupied over the centuries by a series of structures, and replaced two small operating theatres dating from the early 20th century. The 1962 structure was designed in yellow stock brick and render as a three storey utilitarian box in a vaguely neo-Georgian design but with a flat roof. The exterior and interior are functional, but display little architectural ambition. Floor to ceiling heights are very low, making the building appear disproportionately diminutive in its context. Whilst this means the building clearly defers visual to the North Block, it can also be seen as an architectural distraction that obscures important details from the North Block such as quoins and window surrounds.

Impact of the proposals on the historic environment

The current proposals are for the demolition of the existing Finance Building and its replacement with a new building designed by Steven Holl Architects for use as a Maggie's Centre. The design concept is fully rooted in the philosophy and purpose of Maggie's Centres, which, at its most basic, is to provide non-residential support and information facilities for people with cancer, and for their families and friends. The centres are known for blending visionary architecture with warm, homely spaces that help empower people affected by cancer.

The footprint of the new building is slight smaller than that of the Finance Building, and its curved corners are designed to expose the full width of the corner quoins of the North Block. The new building will be taller than the existing building on the south elevation where it encloses a roof terrace, but not on the north elevation, where it is open.

The exterior materials are milky white opalescent glass in sloping bands accentuated with 'notes' of coloured glass. The new building will have a basement with toilet facilities for use of the Great Hall of the North Block. Access to the new building is principally from the Great Courtyard to the south, but there will be access from the north as well, which will lead to a new landscaped garden behind the church.



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The impacts of the new proposals are visual rather than physical. The new building uses a contemporary architectural language and materials that are very different than the predominant classical Portland stone of the historic hospital buildings. However, the site is beyond the formal 18th century composition formed by the three surviving Gibbs blocks and the 1930s George V Building. The new extension is designed to meet the North Block with a very light touch, and will reveal important architectural elements that the current Finance Building obscures, thus better revealing the significance of the Gibbs building (NPPF 137). Landscaping could potentially enhance the settings of the listed church, screen wall and Lucas Block (NPPF137).

Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings preserving and enhancing the character or appearance of conservation areas.

The **National Planning Policy Framework (NPPF)** sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.

NPPF policy advises that for new development to be sustainable it needs to encompass an economic, social and environmental role, with the latter including the protection and enhancement of the built and historic environment. Paragraph 8 notes that these roles are mutually dependent and should not be taken in isolation; and that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Paragraph 7 of the NPPF states that the environmental role of a development includes protection and enhancement of the historic environment, while section 12 sets out how the historic environment should be conserved and enhanced.

Paragraph 131 states that, in determining planning applications, account should be taken of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; their potential to positively contribute to sustainable communities including economic vitality; and the desirability of new development making a positive contribution to the historic environment's local distinctiveness.

Paragraph 132 gives great weight to conserving heritage assets in a manner



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appropriate to their significance, noting that significance can be harmed by development within the setting of a heritage asset.

Paragraph 133 advises that, where a development would lead to substantial harm to or total loss of significance of a heritage asset, consent should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all of the following apply: that the nature of the heritage asset prevents all reasonable uses of the site; no viable use of the asset can be found in the medium term through appropriate marketing; conservation through grant funding or charitable or public ownership is not possible; the harm or loss is outweighed by the benefit of bring the site back into use.

Paragraph 134 sets out that, where a development proposal will lead to less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 137 states that local authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

The London Plan sets out the Mayor's commitment to protect and enhance London's historic built environment, to promote conservation-led regeneration, and the re-use of redundant or under used buildings. It also sets out policies with aim to support culture and tourism and economic and social regeneration.

The City of London's 2002 Unitary Development Plan (UDP) is in the process of being replaced, but some policies relevant to the current proposals will remain in place until the Development Management Development Plan Document (DPD) is adopted. These include ENV 11, which reflects the City's statutory duty to ensure that new development preserves or enhances the character or appearance of conservation areas, and ECON 6, which seeks to maintain the varied and special character of the Smithfield area.

The City of London's Core Strategy, which was adopted in September, 2011, is one of the documents (along with the Development Management DPD) that will make up the City's Local Plan. Until that document is adopted, applications for planning permission will be considered against the policies in the Core Strategy, the London Plan and the relevant saved UDP policies.

Strategic Objective 3 in the Core Strategy is: 'To promote high quality architecture and street scene appropriate to the City's position at the historic core of London, complementing and integrating the City's heritage assets and supporting the continued development of the City as a cultural destination for its own communities and visitors'.



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Core Strategy Policy CS12 sets out a duty to conserve or enhance the significance of the City's heritage assets and their settings, by (among other things) 'safeguarding the City's listed buildings and their settings, while allowing appropriate adaptation and new uses' and 'preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them'.

EH Conservation Principles

Paragraphs 138-148 set out guidance for 'new work and alteration', stating that new work or alteration to a significant place should normally be acceptable if:

a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; **b)** the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; **c)** the proposals aspire to a quality of design and execution which may be valued now and in the future; **d)** the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

English Heritage Position

St. Bartholomew's Hospital has, in recent years, established itself as the UK's premier hospital for cancer treatment. The establishment of a Maggie's Centre here is therefore of very high priority to the Trustees of the hospital.

The development site is extremely sensitive in heritage terms, but has already been compromised by the existing poor quality extension to the North Block. Steven Holl's design is in 'complimentary contrast' to the North Block, and is sensitive to it in terms of scale and physical attachment. The visual qualities of milky white opalescent glass will need to be demonstrated in sample panels, but the overall effect is likely to compliment the white Portland stone of the Gibbs buildings (all of which were refaced by Hardwick in the 1850s). In our view, the proposals accord with the relevant policies in the NPPF and with EH conservation principles for new work. Any perceived visual harm to the grade I listed North Block, the settings of nearby listed buildings and this part of Smithfield Conservation Area would be, in our view, 'less than substantial' and clearly outweighed by the public benefits of the proposal (NPPF 134). These benefits principally involve the establishment of the Maggie's Centre, but also include important heritage benefits such as revealing/reinstating exterior features of the North Block such as quoins and window surrounds, and landscaping the area to the north of the site.

Recommendation

With reference to the above, we are minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and



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have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you.

If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely

Michael Dunn

Principal Inspector of Historic Buildings and Areas

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

cc: David Morris, DP9



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Direct Dial: 020 7973 3774
Direct Fax: 020 7973 3792

Our ref: L00228236

5 April 2013

Dear Ms Delves

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

Direction as to the Granting of Listed Building Consent

**NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON,
EC1**

Application No 13/00112/LBC

<i>Applicant:</i>	Maggie Keswick Jencks Cancer Caring Centres Trust
<i>Grade of building(s):</i>	I
<i>Proposed works:</i>	Demolition of existing building and erection for a replacement three storey building for use as a Cancer Care facility with roof terrace, external landscaping with new planting, basement toilets and associated works.
<i>Drawing numbers:</i>	As set out in Schedule PA2 submitted with application documents
<i>Other Documentation:</i>	Design and Access Statement etc

<i>Date of application:</i>	1 February, 2013
<i>Date of referral by Council:</i>	5 March 2013
<i>Date received by English Heritage:</i>	6 March 2013
<i>Date referred to CLG:</i>	5 April 2013

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.

LONDON OFFICE

Your Council is also directed not to approve the matters of detail to be submitted in pursuance of the following conditions without first submitting these to and obtaining the approval in writing of English Heritage.

Yours sincerely

Michael Dunn

Principal Inspector of Historic Buildings and Areas

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

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



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LONDON OFFICE

Schedule of Conditions

Address: **NORTH WING, ST BARTHOLOMEW'S HOSPITAL, WEST SMITHFIELD, LONDON, EC1**

Our refs: L00228236

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. Production of a sample panel of exterior facing materials.
- b. Confirmation that the new development would not compromise the future use of the Great Hall of the North Wing for any reason, including due to removal of secondary means of escape, lack of accessible toilet facilities etc.
- c. Details of and method statement for the reinstatement of lost or hidden architectural features of the east gable of the North Wing, including window surrounds, quoins etc.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

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Wells, Janet (Built Environment)

Subject: FW: North wing St. Bartholomews Hospital - REF: 13/00112/LBC

ACKNOWLEDGED

*Janet
05/11*

From: Stuart Taylor [mailto:Stuart@georgiangroup.org.uk]
Sent: 03 April 2013 11:31
To: Delves, Gemma
Subject: North wing St. Bartholomews Hospital - REF: 13/00112/LBC

Dear Gemma,

Thank you for consulting The Georgian Group regarding the above application. The proposals were reviewed by The Group's casework team and we have the following comments.

The agents for the application were contacted with the hope of carrying out a meeting to discuss the proposals, however, this was declined; an independent site visit was carried out, however, it has been necessary to make some assumptions regarding the impact of the proposals where detailed information is absent.

St. Bartholomew's Hospital, West Smithfield

The hospital, including the North Wing, was designed by James Gibbs between 1750 and 1759 and now comprises three sides of a uniform composition around St. Bartholomew's Square. Internally, the building houses a fine timber staircase and paintings by Hogarth leading to The Great Hall. The building is Grade I listed and within the Smithfield Conservation Area.

Proposals

It is proposed to demolish the 1960s extension to the North Wing and replace it with a contemporary structure with roof terrace, including landscape proposals.

The Group considers the proposed extension to be incongruous with the historic complex at St. Bartholomew's and highly damaging to the setting of the Gibbs' building, we consequently object to the proposals as set out below. The NPPF states that:

'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.' (NPPF Para. 32)

The Group considers the harm to stem from the proposed design of the new building's facades and its scale and massing; we have no objection to a facility in principle, however, this must be in keeping with the



existing historic environment; The PPS 5 Planning Practice Guide, which remains a material consideration, recommends that;

'It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting' (Para.178).

However, the proposed Maggie's centre shows a 'glowing facade'; as no other part of the Grade I listed complex will be 'glowing' it must be considered to dominate the original asset through the choice of material. The Group is concerned, consequently, that the proposed building will 'draw the eye' across St. Bartholemew's Square directly to itself - as is it is presumed it is intended by the architects - and dominate Gibbs' buildings in this way, exploiting its corner siting as far as possible. It is presumed that the building is designed to deliberately, and literally, outshine the historic assets instead of being in keeping with them. If the organisation believes it needs such an assertive design to deliver its ethos then The Group argues that this is not the correct location for it.

For those reasons set out above The Group also considers the proposed development to be damaging to the Smithfield Conservation Area. The Smithfield Conservation Area Appraisal sets out that 'the formal relationship between Gibbs' three original blocks and the square (despite the loss of his South Block), combine to form townscape character which is unique in the City.' (P16) and this underlines how sensitive to change this location is. The NPPF states that:

'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.' (Para.137).

The 1960s extension is a classically inspired and proportioned structure that, whilst modern, still manages to be subservient and ancillary to Gibbs' architectural composition; by comparison the current proposals cannot be considered to 'preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset.'. The application should not therefore be considered favourably.

Critically, and as required by the NPPF, the applicants cannot provide a justification for such an assertive design; The Group does not accept that the proposed design of the new extension's facade is necessary to deliver the centre's ethos. The Group naturally has no objections regarding a contemporary arrangement of the extension internally, however, if this needs to be extended to the exterior it is argued that this is not the right location for the development.

The proposed building will be storey higher on the St. Bartholomew's Square elevation than the existing extension and so further competes with the historic building, rising right up to the parapet cornice and further obscuring the blind windows of Gibbs' building. This is unacceptable, especially given that it is unclear what the physical

impact of the structure is on Gibbs's carefully composed Portland stone facade.

The Group has serious concerns regarding the impact of the proposals on the interior of Gibbs's north wing, most notably on the fine timber stair and entrance from the existing extension. It appears from the drawings that it is proposed to demolish three stair winders and widen the entrance to the north wing from the Maggie's Centre at ground floor; This is unacceptable and the group objects to this aspect of the scheme in principle.

The Group raises no objections to the renewal of the historic courtyard in principle, however, we raise objections to how this is to be delivered. The proposed new stone paving is to be welcomed, however, the introduction of Grasscrete is incongruous with the historic townscape; a high quality permeable paving would be better suited to the location. Better use of the courtyard space could, as set out by the applicants, improve the setting of the listed buildings; however, it is unclear from the existing proposals to what extent new urban clutter is being introduced to the spaces and this needs to be set out in more detail.

Recommendation

The Georgian Group considers the proposals in application 13/00111/FULL to be highly damaging to the setting and fabric of St. Bartholomew's Hospital and objects to application 13/00111/FULL for those reasons set out above.

Yours sincerely

Stuart Taylor

Caseworker
The Georgian Group



The Voluntary Hospital of St Bartholomew

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	02 APR 2013	LTP
OM		SSE
No	117753	PP
FILE		DD

7 St. Edmunds Place
Ipswich
IP1 3RA
23rd March 2013

The City Planning Officer
Dept of Built Environment
City of London, PO Box 270
Guildhall EC2 P2EJ



ACKNOWLEDGED

2/04/13

Dear Sirs

Town and Country Planning Act 1990

Location: North Wing, St. Bartholomew's Hospital, West Smithfield, London EC2

I write on behalf of the Board of Governors of the Voluntary Hospital of St. Bartholomew to raise objections to the plan to build a Maggie's Cancer Centre adjacent to the East face of Barts' North Wing. Governors acknowledge the hugely creditable work of Maggie's Centre at other UK Cancer centres and can see the benefits for the patients of a Bart's version, but not at the specific location proposed. The objections relate to loss of amenity, disfigurement of the character and splendour of the Grade 1 listed North Wing, and inconsistency with City Planning policies vis a vis heritage and cultural sites.

Legend:

- a) The full legal name of the Voluntary Board is "The Mayor and Commonalty and Citizens of the City of London, as Governors of the Poor, commonly called St. Bartholomew's Hospital, near West Smithfield, London, of the foundation of King Henry VIII"
- b) Following the introduction of the National Health Service the last meeting of the old Board of Governors of the 'Voluntary' Hospital before handing over to the new Board of Governors of the 'Royal' (Exchequer) Hospital was held on 1st. July 1948 and the transfer took place four days later. After almost four years had passed such members of the old Board of Governors as could be contacted were asked to attend a meeting on 13th. March 1952 at which it was reported that certain funds (those not exclusively for Hospital purposes) had not passed to the new Board of Governors under section 7 of the National Health Service Act 1946 and remained the responsibility of the old Voluntary Board, as did certain ecclesiastical duties.

Chairman: Mr Marcus Setchell CVO

Registered Charity No: 246904

St Bartholomew's Hospital was founded in 1123 by Rahere together with a priory and a Church. By letters Patent of 1546 Henry VIII granted the Hospital to the City of London. The Board of Governors administered the Hospital from 1546 to 1948 when it ceased to be a Voluntary Hospital on nationalisation. The Governors still administer certain charitable funds of the old Hospital, including the Samaritan Fund.

c) The powers of the Voluntary Board are derived from the 1546 and 1547 Letters Patent of Henry V111. In practice, since 1952 the Board has made its own procedural rules and is subject only to the Laws governing Trusts and to the Charity Commission, except that if a document needs sealing, the Seal of the Hospital is affixed by the City Chamberlain of the Corporation of London – a requirement dating from 1553.

d) The aim of Governors is to provide grants to patients and staff of St. Bartholomew's Hospital and the population and activities closely with it. Through the awards of grants, the Governors aim to spend the income of the various funds to the benefits of patients, their relatives, staff and those activities closely related to the activities of the hospital.

Impact on Amenity

Governors welcome the idea of demolishing the old finance Block. It has an ugly appearance and its layout has inhibited potential adaptation allowing contemporary disabled access, a lift, improved stairway location to smooth fire safety evacuation and staff circulation generally. Over the years positive adaptation could have given a new basement entrance with refashioned conveniences to serve the Governors Hall and adjoining rooms.

It is thought the current proposal obstructs easy fire escape from the North Wing. The WC facilities do provide proper disabled access, but though sufficient for the Maggie's Centre, appear less adequate for larger gatherings in the Governors' hall. Voluntary Board meetings are just one of the hundreds held in the North Wing each year with a formalised procedural tone that may unhappily contrast with the more personal, sensitive and private activities within a Maggie's Centre.

Impact on Character and Appearance

The design of the proposed centre offers larger dimensions than the Finance Block and thus would detract markedly from the classic style of the Wings in the Square. At the meeting on 22nd. March Governors agreed the "clash would be horrendous"!

Inconsistency with City Planning Policies

Governors are advised that the proposed City Plan, reflecting upon Heritage buildings and due to be introduced next year, clearly suggests that installations and extensions to Listed buildings should "not adversely affect character, appearance or amenities.....and will be resisted"

Governors trust the City will be as good as its word.

Yours sincerely

RJ Crosbie
Secretary

Professor G M Besser, MD,DSc,FRCP,FMedSci

2 Fitzrovia Apartments

365 Euston Road

London NW1 3AR

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	02 APR 2013	LTP
OM		SSE
No	117756	PP
FILE		DD

26th March 2013

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

ACKNOWLEDGED



2/04/13 WA

For the attention of Gemma Delves

Dear Ms Delves

Re: North Wing, St Bartholomew's Hospital, London EC1A 7BE
Your Ref: 13/001111/FULL, 13/001/LBC & 13/001113/CAC
Planning application to demolish the 1960s extension building and
erect a three-storey extension building to use as Maggie's cancer
centre

I write to register my strongest objection to the above proposal. I am aware of the objection submitted by the Barts Health NHS Archives Committee and fully support it and the detailed objections made, although I am not a member of that committee.

The restoration of the North Wing of the James Gibbs Grade 1 listed building is long overdue and the proposals of the Archives Committee have been widely supported. The proposed work will restore the original appearance of this famous and elegant building putting back in place the balance and celebrated appearance of the Gibbs quadrangle. Unsurprisingly the Archives Committee's proposals have been welcomed by English Heritage.

The proposal to build the Maggie's extension on the end of the North Wing, at the "Lucas end" will entirely destroy the design of the developments planned to restore the North Wing to its former glory as designed by Gibbs as well as modernizing the interior so it can be used to its full potential for professional and medical social uses, while providing modern necessities such as disabled access.

The suggestion that the Maggie facility is built as an extension to the NorthWing is entirely inappropriate. While a potentially valuable facility for patients at the hospital, it should and could be housed elsewhere in the hospital grounds. To position it attached to the end of the North Wing would place it in the wrong position inconvenient for patients and would destroy the opportunity to restore and upgrade a beautiful building while making it functional in a safe and modern way.

The City of London has always been aware of its links with Barts and supported it repeatedly over the centuries. It has battled with others to maintain its heritage and contributions to patient care. Permeating through all this support has been a sensitive understanding of the values of the institution and has been aware of the importance of the relationships between the ethos and clinical care of patients and the integrity and beauty of its buildings. The plans for the Maggie building, if approved, would contribute to the destruction of all this.

Permission for the building of the Maggie centre attached to the North Wing of St Bartholomew's Hospital should not be allowed.

Yours sincerely

Prof G M Besser

**Prof of Medicine Emeritus
St Bartholomew's Hospital &
St Bartholomews and The Royal London
School of Medicine & Dentistry,
Queen Mary, University of London**

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 28 March 2013 13:12
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 1:11 PM on 28 Mar 2013 from Miss Mary Morgan.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Miss Mary Morgan
Email:
Address: 5 Hillgate Place Kensigton London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The proposed Maggie's Cancer Centre however noble its intention is simply in the wrong place. The Historic Building Report submitted as part of the planning application contains a thorough and comprehensive analysis of the significance of the site (para.4.4). The report contains some 18 or 19 references to this significance. In contrast, the case justifying the proposal is weak (para 4.3). No one dissents from the fact that the former Finance building should be demolished. But this does not in itself justify replacing it with this building. The report considers very narrowly the impact on the east facing wall of the North Wing and takes no account of its impact on the future viability of this Grade 1* listed building Another justification is given as the provision of lavatories for joint use by the North Wing and the Maggie's Centre . This would be risible were it not for the lack of sensitivity shown for those expected to share these facilities : sick, vulnerable, fragile cancer patients on the one hand, and students, conference delegates, medical professionals and those attending

social and cultural events in The Great Hall. For the latter, the scale of provision is quite inadequate given the numbers of people likely to be using the facilities at particular times. (Compare similar facilities in the City, e.g. City Livery Halls) Shoehorning the Holl design in to this limited space on the flimsiest of justifications does no service to either building. The Hopkins scheme, which has been on the table for some time, provides a sensitive, imaginative and sensible solution as well as reinstating the symmetry of Gibbs' original design.

Wells, Janet

From: Delves, Gemma
Sent: 28 March 2013 13:42
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

From: Professor G. Libby
Sent: 28 March 2013 12:32
To: Delves, Gemma
Subject: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Madam

With a background in design I write not only as a Friend of the Great Hall, but also as an in- and out-patient of this hospital over three decades; on three occasions for major surgery. During this time I have had the opportunity to observe and marvel at James Gibbs' acknowledged masterpiece of hospital construction. I have attended many varying functions in the Great Hall, North Wing, which together with the East and West Wings and the Henry VIII Gatehouse rightly have Grade 1 Listing. North Wing has suffered serious neglect over many years. It urgently needs restoration and be made fit for full usage in the Twenty First Century. The Hopkins Architects' proposals will provide these perfectly. Demolition of the Finance and Medical School Buildings will return James Gibbs' scheme and North Wing to its rightful and intended splendour. One wonders how, in the 1960s, planning consent was granted for these inferior structures, abutting North Wing. These mistakes must not be repeated, as Gibbs' brilliant conception would, yet again, be completely compromised, should the Maggie Cancer Centre be built.

The latter's "raison d'etre" whilst laudable, in design will not enhance North Wing. Under Statute ... "a new building surrounded by and adjoining Grade 1 listed buildings should be of sufficient merit to warrant consideration". It is not. In build, height and use of materials it would totally detract and distract from Gibbs' classical design, its features and perfect proportion in Portland stone. It would not relate to, empathise with, or enhance Gibbs' superb building. Quite simply the proposed Maggie Cancer Centre structure is the wrong building in the wrong place. Its whole appearance would jar within the present surroundings. On the other hand, the Hopkins Architects' plans would reinstate North Wing's unique setting that James Gibbs envisaged, and simultaneously deliver restoration and provision of urgently required amenities enabling the building to function to its full potential. The future of North Wing coupled with East and West Wings, termed "The Square" or "Courtyard" is far too important to be endangered. It is of such significant Heritage importance, the Maggie Cancer Centre's inappropriate proposal would degrade and demean Gibbs' extraordinary conception. The NPPF (National Planning Policy Framework) of 2012 states "The public benefits of a proposal should outweigh any harm to the significance of a designated Heritage asset". These are major assets, and major harm will be done if this building is constructed. The Centre can be built elsewhere, James Gibbs' brilliance of 1736 cannot. I object to the Maggie Centre proposal.

Yours faithfully

Joanna Libby
48 Morpeth Mansions
Morpeth Terrace
London SW1P 1ET

ACKNOWLEDGED
S
JW
02/06

Wells, Janet

Subject: FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

From: Professor G. Libby [
Sent: 28 March 2013 12:32
To: Delves, Gemma
Subject: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

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The latter's "raison d'être" whilst laudable, in design will not enhance North Wing. Under Statute ... "a new building surrounded by and adjoining Grade 1 listed buildings should be of sufficient merit to warrant consideration". It is not. In build, height and use of materials it would totally detract and distract from Gibbs' classical design, its features and perfect proportion in Portland stone. It would not relate to, empathise with, or enhance Gibbs' superb building. Quite simply the proposed Maggie Cancer Centre structure is the wrong building in the wrong place. Its whole appearance would jar within the present surroundings. On the other hand, the Hopkins Architects' plans would reinstate North Wing's unique setting that James Gibbs envisaged, and simultaneously deliver restoration and provision of urgently required amenities enabling the building to function to its full potential. The future of North Wing coupled with East and West Wings, termed "The Square" or "Courtyard" is far too important to be endangered. It is of such significant Heritage importance, the Maggie Cancer Centre's inappropriate proposal would degrade and demean Gibbs' extraordinary conception. The NPPF (National Planning Policy Framework) of 2012 states "The public benefits of a proposal should outweigh any harm to the significance of a designated Heritage asset". These are major assets, and major harm will be done if this building is constructed. The Centre can be built elsewhere, James Gibbs' brilliance of 1736 cannot. I object to the Maggie Centre proposal.

Yours faithfully

Joanna Libby

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 27 March 2013 16:09
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 4:08 PM on 27 Mar 2013 from Mrs Gabrielle Jungels-Winkler.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Gabrielle Jungels-Winkler

Email:

Address: 33 Chelsea Sq London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I not against the objectives that Bart's is trying to do in upgrading and improving the facilities for its patients and their families, however I do feel strongly that if the Maggie Centre was to go ahead at the proposed site it may well prevent the construction of the East "bustle" and the development of the North Wing. I believe the North Wing should a be a self-supporting Heritage Building, which would be open to the public and also be available for hire for functions.

Wells, Janet

From: Delves, Gemma
Sent: 28 March 2013 13:44
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

From: Janet Lowe [
Sent: 28 March 2013 12:36
To: Delves, Gemma
Subject: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of the proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre somewhere at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe
13 West End Court
West End Avenue
Pinner
Middlesex HA5 1BP

ACKNOWLEDGED

S

Self off

Wells, Janet

Subject: FW: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

From: Janet Lowe

Sent: 28 March 2013 12:36

To: Delves, Gemma

Subject: Ref 13/00111/FULL - Objection to Proposed Maggie Cancer Centre at St Bartholomew's Hospital

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Yours sincerely

Janet Lowe

Wells, Janet

Subject: FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

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

From: Delves, Gemma
Sent: 27 March 2013 15:43
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Hi

Please can this be acknowledged and put on the web.

Thanks

Gemma

From: Janet Lowe
Sent: 26 March 2013 16:27
To: Delves, Gemma
Subject: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

I write to object most strongly to the planning application for a Maggie Centre to be built on to the side of the building at St Bartholomew's Hospital called the North Wing which houses the Great Hall and the Hogarth Staircase. This is a Grade 1 listed building designed by the architect James Gibbs. The modern design of this proposed Centre would look totally out of place alongside the North Wing and would ruin the façade of this beautiful building. Surely an alternative site could be found for the Maggie Centre at St Bartholomew's Hospital.

Yours sincerely

Janet Lowe
13 West End Court
West End Avenue
Pinner
Middlesex. HA5 1BP

Wells, Janet

Subject: FW: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

From: Janet Lowe []

Sent: 26 March 2013 16:27

To: Delves, Gemma

Subject: Ref 13/00111/FULL - Proposed Maggie Cancer Centre at St Bartholomew's Hospital

Dear Ms Delves

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Yours sincerely

Janet Lowe

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 26 March 2013 08:31
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 8:30 AM on 26 Mar 2013 from Mr James Hogg.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

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

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As a Friend of the Great Hall and son of a former Head of the ENT Department at Bart's I have grave misgivings about this proposal. There is a once-in-a-lifetime opportunity to rescue the Great Hall from decline and give it a viable future in perpetuity. That opportunity will be lost for ever if the Maggie's plan is allowed to go ahead as envisaged. The latter is of course a worthy concept, but should be tailored to allow the carrying out in full of the magnificent Hopkins Plan for the Great Hall and surrounding development. I urge the decision-makers not to waste this priceless chance to give the hospital's unique heritage a vibrant future.

Stothard, Gideon

From: Delves, Gemma
Sent: 26 March 2013 09:34
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL Proposed Maggie Centre at St Bartholomew's Hospital

From: Peter White
Sent: 25 March 2013 21:59
To: Delves, Gemma
Subject: Ref 13/00111/FULL Proposed Maggie Centre at St Bartholomew's Hospital

ACKNOWLEDGED

Dear Ms Delves,

I am Professor of Psychological Medicine at St Bartholomew's hospital, where my clinical job entails, among other things, providing and overseeing psychological, emotional, and psychiatric care to patients living with and beyond cancer. With colleagues at Bart's I have just submitted a development grant to develop and test better care for patients who survive cancer in order to improve their well-being and quality of life. I am therefore very supportive of the development of a Maggie Centre at Bart's. It is therefore with significant regret that I must object to this planning application.

I have studied the plans and elevations with care, and have to conclude that this plan does a disservice to the hospital and thus to the healing environment so important to patients' recoveries.

This is the case for the following reasons:

1. The proposed building will be out of character and unsympathetic to the adjacent North Wing James Gibbs building in its elevation and design. The proposed design looks innovative, and reminded me of the New York Guggenheim museum internally, but it is being proposed to be sited in the wrong place. It is rather like putting the Guggenheim right next door to Buckingham Palace.
2. The site lines, particularly of the windows of the James Gibb building, are totally ignored in the current design, which seems to have much smaller windows and at different levels.
3. The site specification requires shared use of toilets and related facilities between the Maggie Centre and the North wing. I fail to see how North Wing celebrating diners and time-pressed conference attendees will easily mix with cancer sufferers and their families who require peace and quiet.
4. Putting the Maggie centre on this site ruins the (Hopkin's) proposed plan to refurbish and resurrect the North Wing, which has equal importance with a Maggie centre for both patients and staff of this great hospital.

I would imagine that an alternative site at Bart's can be found for the important project that is the proposed Maggie Centre.

Yours sincerely,
Professor Peter Denton White,
Private address: 55, Conway Road, Southgate, London, N14 7BD.

S

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 25 March 2013 21:05
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 9:05 PM on 25 Mar 2013 from Dr Richard Manns.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Richard Manns
Email: Not specified
Address: Room 632, Dawson Hall, Charterhouse Square, London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The style of the building is totally out of keeping with the rest of the historic site, an irony made more grievous by the excellent work in the new KGV wing, and the fact that even the 1960s building that it replaces fits better, an era notorious for its disregard for previous architecture. It need not be a pastiche, but some consideration of the lines of existing buildings would be far better; the Scottish Widows building of nearby Finsbury Square evokes stone yet is nothing but modern and light. There is nothing awful with the design, but it would look horrifyingly jarring from all its surroundings. Barts has enough buildings that were so very modern in their area, surely?

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 25 March 2013 19:39
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 7:38 PM on 25 Mar 2013 from Mrs Mary Smith.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Mary Smith

Email:

Address: Chequer Lodge Ash Canterbury

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I object to this proposal on conservation grounds. The design is totally inappropriate due to its' proximity to Grade 1 listed buildings. The design would substantially detract from the elegant, historic and architecturally significant appearance of the Great Hall and North Wing. Whilst accepting the site is designated as a hospital and services need upgrading and developing to a modern standard any decision taken by the Planning committee must take account of the 900 year old history of Barts and seek to preserve its unique heritage at all costs.

Stothard, Gideon

From: Delves, Gemma
Sent: 26 March 2013 09:32
To: DBE - Development - Admin
Subject: FW: 13/00111/FULL

From: jamescronin !
Sent: 25 March 2013 18:48
To: Delves, Gemma
Subject: 13/00111/FULL

ACKNOWLEDGED

I would like to add my objection to the proposed development, on the grounds that the new building would be out of character with the remaining portion of the North wing, and adjoining square and buildings. I do not object to the demolition phase of the plans, the 1960s extension to the original north wing is also out of character and not fit for purpose, however the new building should be built in the style of the older section of north wing to fit with the character of the area

Yours Sincerely

Dr James Cronin
1 Limetree House, Croft Street, SE8 5DS

S

Stothard, Gideon

From: Delves, Gemma
Sent: 26 March 2013 09:32
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL

ACKNOWLEDGED

From: Julius Bourke
Sent: 25 March 2013 18:03
To: Delves, Gemma
Subject: Ref 13/00111/FULL

Dear Ms Delves,

I should like to voice my objections to the proposed plans for a Maggie's centre at St Bartholomew's Hospital. Whilst the development of such a centre is important, the plans as they are currently proposed amount to the architectural vandalism of an historic heritage site and obstruct plans proposed to rescue this building for current and future generations and to ensure its ongoing use as a heritage site and building of historic interest

I am convinced that if the proposed Maggie's Centre plans are to go ahead at the proposed site it will be to the detriment of the Gibb's buildings that make up the quad of the old hospital. It is a modern design that has taken no account of its surroundings and is intended to be a 'set piece' in its own right. This singular attitude of the planners and architects is remarkable given the time, effort and money that has gone into the redevelopment of the rest of the hospital, ensuring that the original architectural integrity is maintained. There is no sign of any such effort here. Furthermore, it fails to take into account the designs proposed that support the restoration of the North Wing. These plans are to appropriately update the building to take into account appropriate building regulations from a health and safety and fire regulation perspective. The plans for the Maggie's centre will render this an impossibility. The consequence of this will be a restriction on public access. This is necessary in order to ensure that appropriate interest is sustained in not just the building itself, but its historic contents and artwork. These require professional care and that care would be funded by public events such as those currently organised by The Archive Committee at The Hospital and The Friends of The Great Hall and The Archives. A loss of such access would result in a loss of these vital events and in turn the loss of the buildings contents and function.

In short, to proceed with the current proposal for the building of a Maggie's Centre in the currently proposed site, will lead to the loss of architectural integrity of a heritage site, the loss of the amenities currently provided by the building and as a direct consequence, a loss of its historic consequence.

I implore you to take these objections to heart in your consideration of this planning application.

Yours Sincerely,

Dr. Julius Bourke, MBBS, MRCPsych,
 Lead Investigator for The Brain in Pain Study,
 Clinical Lecturer and Honorary Consultant Psychiatrist,
 Centre for Psychiatry at The Wolfson Institute,
 Barts and The London School of Medicine and Dentistry,
 Queen Mary University of London.

Address:
 The Brain in Pain Study
 3rd floor Dominion House
 59 Bartholomew Close
 London EC1A 7ED

S

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 25 March 2013 17:51
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 5:50 PM on 25 Mar 2013 from Mr Rodger WHITELOCKE.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mr Rodger WHITELOCKE
Email:
Address: 19 Elvaston Place South Kensington London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object the the application to build this structure at one end of the existing Grade 1 listed 18thC Great Hall, as it would undoubtedly detract from the existing structure which is regarded as being of great architectural importance within the City of London. Bart's has always been noted as a world class centre for the treatment of cancer, and an area for relaxation may well enhance the welfare of patients. Nevertheless, there are several other alternative areas for such a development within the hospital precincts which may be more suitable. Furthermore, if the proposed development is allowed, it would have a detrimental effect on future plans to permit much needed improvements to facilities of the Great Hall and North Wing. I urge the Planning Committee to refuse permission.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 25 March 2013 15:36
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 3:35 PM on 25 Mar 2013 from Mrs Ann Wickham.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Ann Wickham

Email:

Address: 18 Rose Hill Dorking Surrey

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: As President of The Guild of St Bartholomews Hospital I strongly object to the proposed development of a Maggie Centre, though admirable in its concept, it is totally out of place and context alongside the elegance of the architecture and continuing function of the James Gibbs' buildings of this beautiful square. An alternative and more suitable site can surely be found on or adjacent to the Hospital complex.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 24 March 2013 23:10
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 11:09 PM on 24 Mar 2013 from Dr Diane Smyth.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Diane Smyth
Email:
Address: Austins Warners Hill, Cookham Dean, Berks

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The proposed development of a Maggie Centre on the East face of the North Wing of Barts is totally out of character with the architecture and heritage of the beautiful James Gibbs' buildings and the Square. It would be a tragedy and sacrilege to destroy such inheritance. There is a separate well advanced plan (Hopkins Plan) to make the North Wing a self supporting Heritage building with disabled access, modern amenities and an extended museum and archival area. This plan preserves the architecture of the North Wing and the heritage of the hospital, at the same time as enhancing the attraction of the Great Hall for public events, and allowing its own beauty and its associated great works of art to be more widely appreciated. There will be educational, medical heritage and social benefit. The plan reinstates the symmetry of the original Gibbs building in line with the rebuilding of the South Wing. If the Maggie Centre goes ahead as proposed, the opportunity for the North Wing to become a Heritage building will be lost and part of the historic beauty of

Barts will be gone forever. This must not be allowed. The alternative Hopkins Plan preserves this as well as offering important new benefits. Maggie Centres are greatly valued by cancer patients and their families, and I fully support the care and work they do, but if a Maggie Centre is considered appropriate for Barts an alternative site must be found.

Stothard, Gideon

From: Delves, Gemma
Sent: 25 March 2013 11:00
To: DBE - Development - Admin
Subject: FW: Planning proposal.....Ref 13/00111/FULL

ACKNOWLEDGED

From: William Davidson
Sent: 25 March 2013 10:43
To: Delves, Gemma
Subject: Re: Planning proposal.....Ref 13/00111/FULL

Dear Gemma,

Thank you for your reply.

Postal address for Dr Jasmine Lucas.....Glebe Cottage, Coombe Florey, Taunton. TA4 3JE

Postal address for Dr William Davidson.....69 King Henry's Reach, Manbre Road, London W6 9RH

Many thanks,

William

Dr William Davidson
 Dr Jasmine Lucas

Sent from my iPad

On 25 Mar 2013, at 10:10, "Delves, Gemma" <Gemma.Delves@cityoflondon.gov.uk> wrote:

Dear Dr Davidson and Dr Lucas

Thank you for your email. Please can I have a postal address for your comments to be registered against on our system? We will then also be able to notify you should the case be presented to the Planning and Transportation Committee.

Kind regards

Gemma

From: William Davidson |
Sent: 24 March 2013 19:44
To: Delves, Gemma
Cc: Gerald and Jo Libby, Mrs
Subject: Planning proposal.....Ref 13/00111/FULL

To whom it may concern.....

S

We happen to feel most deeply and strongly about the proposed design and construction of the new Maggie's Center and how it would impact on the architectural aesthetics of The North Wing at Barts.

We fully and heartily support the exciting Hopkins Architects proposal and plans as a truly fitting solution to preserving such important heritage.

Surely the very excellent Maggie's Center project can be successfully incorporated elsewhere on the Barts site and thus NOT impinge on the original Gibbs design of the North Wing?

We therefore object most vehemently to this proposal

Yours faithfully,

Dr William Davidson

Dr Jasmine Lucas

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Stothard, Gideon

From: Delves, Gemma
Sent: 25 March 2013 10:09
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL

From: Paul Simmons []
Sent: 24 March 2013 18:48
To: Delves, Gemma
Cc: _____
Subject: Ref 13/00111/FULL

ACKNOWLEDGED

I wish to object to the planning application above as one who has been connected with St Bartholomew's Hospital for many years and also with the Church of St Bartholomew the Less.

The hospital precinct on the island site has been adapted over the years [viz the South Gibb block now renamed King George V block which was rebuilt in the 1930s and is again undergoing work ready for its use in the 21st century], but the basic structure of the square has remained the same on the N, E and W sides for many years reflecting the overall design of James Gibb. Internally many of the blocks have been reconfigured to reflect current medical practice and this allowed the continued use of these buildings for the medical use originally envisaged. The 1960s block known to me as the Finance block has never sat very happily beside the N wing or the buildings to the E and the Church of St Bartholomew the Less to the NE.

A centre for those who are living with cancer is a logical addition to the site bearing in mind the major focus of the newly refurbished hospital. But the particular site and appearance do not coordinate with the adjoining N wing. Not only is the new building proposed all glass and therefore bright all through the darker evenings but also does not pick up on the window lines of the N Wing even though it attempts to display the corner stones of the original block. It sits very uncomfortably with the Gibb's blocks and detracts from the general ambience of the Square which is in a Conservation Area, reflecting its high visual value to the City and its people.

Furthermore, it prevents the increased use of the N wing as it occupies an area that would need to be used for a fire escape according to modern requirements for safety. The Friends the N Wing have long been in discussion with the NHS Trust about this N Wing and also its near neighbours to the N, some of which are in dire need of repair and refurbishment. The overall visual impact of such repaired buildings would enhance the Conservation Area and the patients experience considerably.

It is a shame that a more suitable site for Maggie's Centre could not be found on the Island site or a more tactful introduction to the integrity of Gibb's design. This is a grade 1 listed site and it deserves a better neighbour than the proposal.

Dr Paul Simmons
 96 Thomas More House
 Barbican
 London
 EC2Y 8BU

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Stothard, Gideon

From: Delves, Gemma
Sent: 25 March 2013 10:08
To: DBE - Development - Admin
Subject: FW: Barts planning application for Maggie Centre 13/00111/FULL

From: c.n.hudson | _____
Sent: 24 March 2013 17:39
To: Delves, Gemma
Subject: Barts planning application for Maggie Centre 13/00111/FULL

ACKNOWLEDGED

May I express a personal comment on this planning application. My *locus standii* is past Chairman of the Barts Guild (League of Friends) and Chairperson of the NELondon Cancer Clinically Effective Pathway Board. I am thus very aware and supportive of the concept of a Maggie's Centre for the benefit of cancer patients and their families at Barts. Cancer is, after all, one of the two pillars on which the current development of the Barts site rests. At the same time, having represented the Guild on the Trust's North Wing Reference Group, I am fully aware of and enthusiastic about the Hopkins proposals, which address the problems of the Heritage area at Barts (outside the PFI development), which have an urgent need to be separated from a tight NHS budget. It should surely be possible to accommodate both projects without mutual compromise. It must be to the interest of the City to broker a mutually satisfactory arrangement and I would hope that the Planning Committee may recognise this and pronounce accordingly.

by CNHudson Beecroft House, Thornwood Common Essex CM16 6LF

24/3/13.....

S

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 23 March 2013 17:52
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 5:51 PM on 23 Mar 2013 from Dr Andrew Crowther.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Andrew Crowther
Email:
Address: Green Farm Bushley Tewkesbury

Comments Details

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

Comments: While the existing building should never have been allowed there is no reason to replace it with a modern facade that is so out of keeping with the beauty of the Gibb building. The Square at Barts is a gem of architecture, particularly the north side. Improvements to the stock of the hospital in the area under consideration should blend in with the original architecture, or be far less obtrusive to the whole concept of the Square. The submitted plans are both offensive to the splendour of the original buildings and an unnecessary intrusion on the concept of the Square. I would support removal of the existing building which has little architectural merit, but object to the erection of the proposed Maggie Centre building which is out of keeping with internationally recognised buildings of high quality.

Wells, Janet

Subject: FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

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

From: Delves, Gemma
Sent: 27 March 2013 15:42
To: DBE - Development - Admin
Subject: FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Hi

Please can these comments be acknowledged and put on the web.

Thanks

Gemma

From: Maggie NICOL |
Sent: 27 March 2013 15:35
To: Delves, Gemma
Subject: Re: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Gemma,
Thank you for your response.
My address is:
42 Sutherland Avenue,
Cuffley,
Herts EN6 4EQ.

Regards,
Maggie Nicol.

On 25 March 2013 10:03, Delves, Gemma <Gemma.Delves@cityoflondon.gov.uk> wrote:

Dear Professor Nicol

Thank you for your comments on the Maggie's application. Please can you give me your address so that your comments can be registered and so that you will receive future correspondence should the case be presented to the planning committee.

Kind regards

ACKNOWLEDGED

S
Jew
00/10

Gemma

From: Maggie NICOL
Sent: 23 March 2013 10:00
To: Delves, Gemma
Subject: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Ms Delves,

I am president of the League of St Bartholomew's Nurses. Our office is situated in the east side of the North Wing at Barts and each year we hold our annual meeting and AGM in the Great Hall at Barts.

We have no objection to the building of the Maggie's Centre on the east side of the North Wing, replacing the old finance building, as long as the design is in keeping with the beautiful grade 2 listed North Wing. However, we feel that the proposed development would be greatly enhanced if the new facilities are designed to be shared by users of the North Wing. This would enhance the use of the North Wing in general and the Great Hall in particular, whose facilities are outdated and woefully inadequate for disabled and elderly visitors.

Yours sincerely,

Professor Maggie Nicol

President - League of St Bartholomew's Nurses

www.bartsleagueofnurses.org

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Wells, Janet

Subject: FW: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

From: Maggie NICOL [mailto:]
Sent: 23 March 2013 10:00
To: Delves, Gemma
Subject: Proposed development of Maggie's Cancer Centre at Barts Hospital - Ref 13/00111/FULL

Dear Ms Delves,

I am president of the League of St Bartholomew's Nurses. Our office is situated in the east side of the North Wing at Barts and each year we hold our annual meeting and AGM in the Great Hall at Barts.

We have no objection to the building of the Maggie's Centre on the east side of the North Wing, replacing the old finance building, as long as the design is in keeping with the beautiful grade 2 listed North Wing. However, we feel that the proposed development would be greatly enhanced if the new facilities are designed to be shared by users of the North Wing. This would enhance the use of the North Wing in general and the Great Hall in particular, whose facilities are outdated and woefully inadequate for disabled and elderly visitors.

Yours sincerely,

Professor Maggie Nicol

President - League of St Bartholomew's Nurses

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Stothard, Gideon

From: John Lumley <
Sent: 25 March 2013 21:43
To: Stothard, Gideon
Subject: Re: Great Hall St Bartholomew's Hospital

ACKNOWLEDGED

Dear Sir

Re Maggie development of the Great Hall at Barts

The Royal Hospital of St Bartholomew Charity, objects to the proposed Maggie Centre attached to the Barts Great Hall:

1. The design is inappropriate to the architectural style of the Grade 1 listed James Gibb building
2. Any development must be of the whole of the Great Hall complex
3. The proposed design inhibits existing planned renovation of the Great Hall, linked to its future use, taking into consideration:
 - a. Disabled access, including public and service lifts
 - b. Health and safety measures
 - c. Toilet and cloakroom facilities
 - d. Kitchen requirements
 - e. Arrangements for the Barts Archives
4. With the approaching 900th Anniversary of Barts, this is a unique moment in the history of the Hospital, developments should be in keeping with its Heritage and worthy of the 21st Century

It is surprising that this is a preferred site for a Maggie development, that has specific requirements

for their patients:

- a. It lacks seclusion
- b. The position will be the busiest on the Island site
- c. Facilities would be shared with conference and Cultural events
- d. What has changed Maggie's policy for insisting on an independent unit for their Centres

John Lumley
 Chair, Royal Hospital of Saint Bartholomew Charitable Foundation

S

21 March 2013

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
N6	117674	PP
FILE		DD

Regional Services Division
 Digestive Diseases Clinical Academic Unit
 St. Bartholomew's Hospital
 West Smithfield
 London
 EC1A 7BE

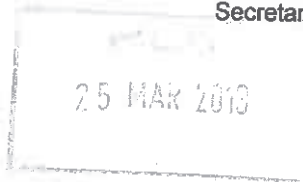
The City Planning Officer
 Department of the Built Environment
 City of London
 PO Box 270
 Guildhall
 London EC2P 2EJ

Professor Gerald W. Libby FRCP, FRCPsych
 Professor of GI Psychiatry

Tel: 020 359 43500
 Main switchboard: 020 7377 7000
 Fax: 020 359 42834

Secretary: louise.pattick@bartshealth.nhs.uk.

For the attention of Gemma Delves



Dear Madam,

Ref: North Wing, St Bartholomew's Hospital, West Smithfield, London
 Your ref: 13/00111/FULL, 13/00112/LBC & 13/00113/CAC
 Planning application to demolish the 1960s extension building and
 erect three-storey extension building for use as Maggie's cancer centre

Statement of Objection by Barts Health NHS Trust Archives Committee

We are writing on behalf of the Archives Committee. The Archives Committee is the one body within Barts Health NHS Trust whose duty it is to advise on the management and safeguarding of the unique heritage collections in the Trust's care: its art, archives and historic buildings.

It is our considered view that the proposed Maggie's centre is the wrong building in the wrong place and, if erected on this site, will in a single stroke nullify the viability, sustainability and future potential of the North Wing (Grade-I Listed), designed by James Gibbs in 1728 and 1729. This site, where the Maggie's extension is proposed, has been specifically earmarked since 2009 by Barts Health NHS Trust for the erection of vertical circulation to serve the Gibbs building, which encompasses the Great Hall and the Hogarth stair, in order to satisfy statutory regulations regarding DDA access and safe escape in the event of fire and to make the North Wing fit for service in the 21st century and beyond as a self-funding Heritage site.

The North Wing Reference Group, which included members of the Archives Committee, was set up by the then Barts and The London NHS Trust in June 2008 to look at possibilities for the Pathology and Medical School Buildings and options whereby the North Wing could be maintained without a drain on the NHS's resources. An OJEU competition was undertaken in 2008 with 25 respondents. In January 2009 a consortium led by Hopkins Architects was appointed to undertake the options appraisal. The Hopkins team consulted the City of London Planners and English Heritage at that time before producing a detailed Options Appraisal Report at the end of July 2009, analysing a

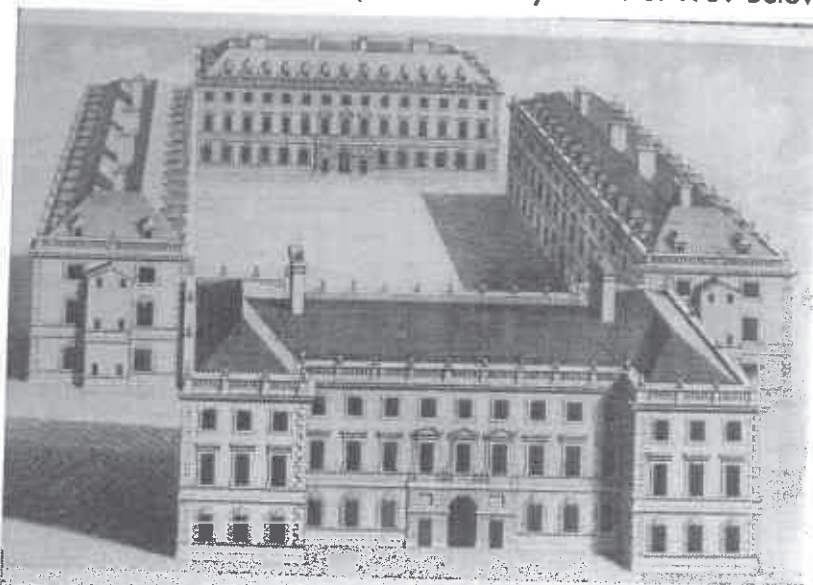


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26/03/13



full range of options financially and with drawings. The common thread in all of these options was the unequivocal requirement for vertical circulation and escape at both ends of the North Wing in order to secure its future viability. Unobtrusive steel escape stairs have already been installed at the ends of Gibbs's East and West Blocks to allow them to be remodelled and used in compliance with current legislation.

Hopkins Architects proposal for the Trust recommended the demolition of the 1960s Finance extension on the East face and the Pathology link building on the West face, allowing both ends to be revealed and restored. Appropriately designed stair and lift cores, termed 'service bustles' in Hopkins Options Appraisal Study, would be spaced off the East and West façades, reinforcing the symmetry of the Gibbs design, to enable proper access for wheelchair users at both ends of the building as well as protected fire escape. The heritage gain was welcomed by the Planners and English Heritage in 2009 so that the North Wing could be reinstated as a stand-alone Block, as Gibbs had conceived it. All of Gibbs's engraved plans in Bart's archive (1728, 1729, 1756, etc.) show four separate rectangular blocks arranged around a quadrangle, detached to avoid both the spread of fire and disease (refer Bird's-eye view of 1739 below).

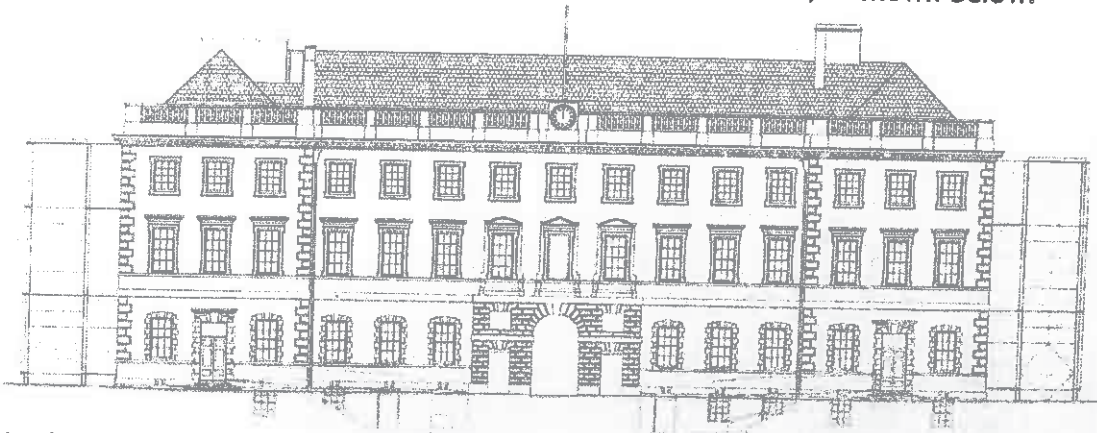


Indeed, the new Barts hospital building nearing completion on Little Britain, designed by HOK and built by Skanska, respects the scale and uniform eaves level of Gibbs's blocks, stepping back with good manners behind the South Block so as not to intrude on the scale of the Fountain Court of 1859. Gibbs repeated at Barts the same concept he had employed at King's College Cambridge (1722), designing three separate blocks with King's College Chapel closing the fourth side, as we enjoy it today.

Hopkins Architects are preparing at this moment to submit a Planning application under the auspices of the Friends of the Great Hall and Archive of St Bartholomew's Hospital. They consulted with the City of London Planners and English Heritage on 1 February 2013 (*Minutes of Meeting attached*). A follow-up Meeting was held on 20 March 2013 to consult on the design of the 'bustles' and to examine the implications of providing catering and conference facilities, including satisfactory lavatories, within the Listed Grade-I fabric, while improving the space for the storage and display of the Archive and Collections. There is general acceptance by the Trust that the North Wing is not suitable for patient care, having been designed as an administration block for Governors'

meetings in the Great Hall, reached by way of the beautiful Hogarth stair to remind us of the diseases of the poor Barts was endowed to alleviate. But the North Wing is compatible with other healthcare usages for education and culture and could be let for functions such as exhibitions, concerts, plays, lectures, conferences, dinners and other events with the potential of being open to the public and self-funding. The Trust actively supports this.

The sine qua non to safeguard the beneficial use and integrity of the North Wing is to install 'service bustles' according to Hopkins Architects scheme, as shown below:



Gibbs's façade treatment [window cills extended as string courses, use of English (rather than stacked French) quoins, triple keystones, architrave 'Gibbs' blocks, rusticated entrance-ways] all harkens back to Colen Campbell's call in 1715 for a patriotic architecture, based on Inigo Jones (the Vitruvius Britannicus) and ultimately Palladio. In 1728 the Baroque-trained Gibbs adapted his style in response to Burlington and Campbell's success. He designed Barts hospital in an austere Neo-Palladian vocabulary with a symmetrical layout of four detached buildings. There can be no doubt that the North Wing is of the highest significance and Gibbs's courtyard, dubbed the Fountain Court (installed 1859), one of the most historic spaces in the City of London. The scheme of Hopkins Architects is the only way forward to satisfy the City of London's Local Development Framework Core Strategy and address the following:

- ▲ Policy CS12, Historic Environment: To conserve and enhance the significance of the City's heritage assets and settings:
 - 1) *Safeguarding the City's Listed buildings and their settings, while allowing appropriate adaptation and new uses.*
 - 2) *Preserving and enhancing the distinctive character and appearance of the City's conservation areas, while allowing sympathetic development within them.*
- ▲ Policy CS11, Visitors Arts and Culture:

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences in accordance with the City Corporation's Destination Strategy.

The Maggie's extension, as submitted, will thwart this by preventing 'bustles' for vertical circulation from being built. Their realisation is absolutely crucial and will not be possible with the Maggie's scheme. It is the opinion of the Archives Committee, as well as the Friends Committee, that the Maggie's scheme will do far reaching harm to the North Wing and its architectural setting. We would like to express our concerns as follows:

- a) The existing fire escape on the east side of the North Wing will be cut off and removed in the Maggie's scheme. The First Floor Plan (dwg no. L(02)002) shows as walled up the present fire-escape route from the Great Hall via the Treasurer's Room into the Finance building. The effect of this will be to limit drastically the number of people permitted to use the Great Hall - no more lectures, concerts or dinners. Will Planners grant Permission for a steel escape stair attached to one of the North Wing windows, as is the ad-hoc solution to the East and West blocks?
- b) Existing lavatories in the Finance building (first floor), which can be reached from the North Wing, will be lost after demolition. The replacement toilets shown in the basement (dwg no. L(02)005) of the Maggie's centre are slightly fewer but much less efficient, being unisex (6no. combined WC-and-basin, compared with 3no. female WCs, including 3no. basins, and 2 no. male WCs plus 2no. urinals, including 3no. basins) – and the new basement toilets appear to be shared with the Maggie's centre, which is far from ideal for cancer patients.
- c) The accessible lavatory in the Maggie's basement (dwg no. L(02)005) is not accessible from the North Wing for wheelchair users, only for people who can negotiate stairs. It is served by lift in the Maggie's centre only. This proposed dual usage appears incompatible with Maggie's objectives as a cancer care centre.
- d) The height of the Maggie's centre is much greater than that of the present Finance building, so much so that the new parapet level is aligned with the historic eaves/coping of the North Wing. The upper part of Maggie's parapet is curved back awkwardly to avoid crashing into the eaves junction in response to criticism from English Heritage. This should be removed altogether.
- e) The existing blind windows on the first and second floors of the North Wing's East façade are clearly visible today above the parapet level of the present Finance building. It is apparent in Section AA that Maggie's proposal is to build tightly against the existing façade up to the eaves level of the North Wing, concealing forever the present upper façade. The window surrounds will be left as cut-outs with floor slabs and stairs bisecting them, surely a travesty of Gibbs's existing elevation with blind windows continuing the architectural rhythm. The ability to comprehend Gibbs's 3-dimensional North Wing as a single rectangular entity will be lost. This is a serious Heritage loss in a Grade-I Listed building.
- f) The bulk and height of the Maggie's building will be a visual intrusion on the architectural setting of the Fountain Court, as conceived by Gibbs. Relative to the normal Maggie's brief, the volume is inflated by its massive internal void.
- g) The Maggie's building will be clad in 'Okalux', a translucent material inset with coloured panels, which will glow after dark like Leicester Square or Piccadilly circus, '*literally as a beacon*' as described in the Listed Building submission. It will be garish and unsightly, blighting the Fountain Court, destabilising the serenity and symmetry of Gibbs's Neo-Palladian architecture in Portland-stone of his four rectangular blocks. It will not 'enhance the setting' nor 'the buildings'.

- h) Since it is much bigger than the existing Finance building, Maggie's extension will ruin the balance and symmetry of the North Wing as a detached building having two slightly projecting 'pavilion' ends. Maggie's curving form appears to grow out of the North Wing like a "carbuncle on the face of a well loved friend".
- i) The treatment of the left-over spaces in front of the Lucas building and behind St Bartholomew the Less is not well handled. The graphics of the Planning drawings are deceptive in showing rectangles of water and grass, since they do not show the bike racks, benches nor take into account the unsightly ramps in front of the Lucas building. The close proximity and height of the Maggie's building will make this narrow space even more uninviting and unsightly than it is at present.

Barts Health NHS Trust Board was given an 'assurance that the Maggie's proposal would not adversely impact on the potential future development of the North Wing building itself, particularly in relation to the provision of supporting facilities'. This assurance was provided last May 2012. The Trust Board gave approval on the understanding that the Maggie's building would 'complement any future development of the North Wing'. This is patently not the case. Maggie's architects have submitted their Planning application unilaterally without taking into account the 'supporting facilities' required in the 2009 Options Appraisal Study. Their proposal takes no cognisance of Hopkins Architects developed scheme, requiring symmetrical 'service bustles' for DDA access and fire escape, as recently discussed in consultation with the City of London on 1 February 2013 and again on 20 March 2013, as noted above.

The Archives Committee has tried unsuccessfully since May 2012 to arrange a meeting between Hopkins Architects and Maggie's architects (Stephen Holl Architects and JM Architects) in order to understand their proposals, including an Open Meeting called by the Trust, to find a way forward to resolve the interface with the North Wing itself and its requirement for 'service bustles'. The full resolution of the needs of the North Wing is key to a successful Maggie's centre and a viable North Wing. We believe this to be in the best interests of both Barts Health and the City of London. Our latest attempt at a meeting between architects was scheduled for 22 March 2013 under the auspices of Barts Director of Corporate Affairs and Trust Secretary, but we are faced with a sudden cancellation of this meeting by Maggie's on 19 March.

Following submission by Maggie's of their proposal for Planning, Listed Building and CA Consents, dated 1 February 2013, the Archives Committee is left with no alternative but to object, now that it is in the public arena. We are joined by the Friends of the Great Hall and Archive of St Bartholomew's Hospital in registering our objections.

The comments of Hopkins Architects on the Maggie's proposal are submitted as a separate document in support of our objections. We concur with the contents and concerns of this précis, entitled *Observations on the Impact of the Maggie's Proposal on the North Wing Proposal*.

We do not believe that the Maggie's centre is essential for this site. There are other sites and empty buildings within the Bart's curtilage, which could provide quiet and domesticity to accommodate the Maggie's brief. It is the future of Bart's eighteenth-century Heritage which is at risk in this application.

In summary, It is certain that if the Maggie's centre were to go ahead on this site, it will in a single stroke prevent the North Wing from becoming a self-supporting Heritage building, open to the public and available for a range of functions: cultural, educational and social. Importantly, it will be detrimental to the Neo-Palladian Heritage of the Gibbs buildings, which form part of Barts Health NHS Trust and the City of London. The Finance building site must be left clear of Maggie's building so that Hopkins Architects scheme can be built, satisfying current legislation and, at the same time, reinstating the integrity of James Gibbs's North Wing, which has been compromised up until now by uncongenial extensions attached to its sides.

The opportunity must not be squandered to make the North Wing fit for service in the 21st century and beyond as a self-funding Heritage venue. By occupying the same footprint as the existing Finance Building, the Maggie's centre will preclude this. It must not be allowed to be built in its current form and site.

Yours faithfully,

Professor Gerald Libby FRCP, FRCPsych
Professor of Gastrointestinal Psychiatry
Barts and The London School of Medicine and Dentistry
Chairman, Archives Committee, Barts Health NHS Trust

Professor Parveen Kumar CBE, Bsc, MD, FRCP, FRCPE
Professor of Medicine and Education
Barts and The London School of Medicine and Dentistry
Member, Archives Committee, Barts Health NHS Trust

Dr. Heather Hackett MB, BS, FRCA
Consultant Anaesthetist Barts Health NHS Trust Retired
Member, Archives Committee, Barts Health NHS Trust

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

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

The City Planning Officer,
Dept. of Built Environment
City of London, PO Box 270
Guildhall, EC2 P2EJ

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
NO	117675	PP
FILE		DD

8 March 2013

Ref:13/00113/FULL

Dear Sirs,

Town and Country Planning Act 1990

Location: North Wing St. Bartholomew's Hospital West Smithfield London EC1

I am writing on behalf of the Friends of the Great Hall and Archive of St. Bartholomew's Hospital to raise Objections to the plan to erect a Maggie's Cancer Centre adjoining the East face of the North Wing of St. Bartholomew's Hospital. The objections relate to potential loss of amenity, detriment to the character and appearance of this Grade I Listed building and its environment, and disregard for City Planning policies in relation to heritage and cultural sites.

Background.

The North Wing of St. Bartholomew's Hospital represents part of James Gibbs' unique example of 18th century Hospital design, and of the development of voluntary philanthropic provisions to care for the sick and deprived in a humane and altruistic way. Not only is the building of great architectural merit as part of the whole square but it contains a collection of art and archival treasures of great significance. For decades there has been a desire to make these treasures accessible to a greater number of people, to improve the storage and display of the Collection and to improve the support services to allow this to happen. Since 2009, there has developed a substantial plan (the Hopkins Proposals) to realise these objectives. With such improvements the Heritage building could become self-supporting, and add considerably to the City's Art, History and Culture Key Visitor attractions.

Impact on Amenity

The demolition of the 1960's extension to the building is welcome. It is a building of no architectural merit, whose existence prevents sensible provision of a small "fitting" extension which would allow construction of adequate provision of level disabled access, service and person lift, stairway for access and fire safety evacuation, and vertical circulation for safety and comfort to all main floors. Such an extension would also provide access to the basement from a new entrance, where cloakrooms and toilet facilities would serve the Governors' Hall and other rooms.

The proposed plan would block satisfactory fire escape from the North Wing, and prevent vertical circulation and disabled access.

ACKNOWLEDGED

SB 26/03/13

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

The proposed toilet facilities might be sufficient for the Maggie's Centre but would be wholly inadequate to support large functions in the Governors' Hall, and do now appear to provide level access for disabled. Given the sensitivity of visitors attending the Maggie's Centre the proposals for sharing of these facilities between sick patients and those visiting the Museum parts of the North Wing or attending Functions, concerts etc. in the Hall would be unsatisfactory for all concerned.

Impact on Character and Appearance

The design of the proposed building, whose vertical and lateral dimensions exceed the building to be demolished, would greatly detract from the neo-Palladian style of James Gibbs' architectural design of both the North Wing and the East and West Wings of the Square. The bulk of the new modern building with its own positive style would visually compete with, rather than enhance the Gibbs building.

Inconsistency with City Planning Policies

The draft Local Plan for the City Plan in relation to Historic and Heritage buildings (to be introduced in 2014) clearly states that installations and extensions to Listed buildings must "not adversely affect character, appearance or amenities.....and will be resisted". It also states that any extensions must be designed to minimise impact on the design of the original building.

Summary Conclusion

The future of the North Wing, its functionality and sustainability in the 21st Century would be impeded to such an extent that it would gradually fall into reduced usage and decline, and no longer be able to maintain let alone enhance its immense medical, and cultural historic value.

The submission of Hopkins Architects, the Archives Committee of the Bart's Health NHS Trust and other bodies will provide in depth detail to support these objections.

Yours sincerely,

Marcus Setchell, CVO FRCS FRCOG

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

(Consultant Obstetrician and Gynaecologist)

**Professor Dame Lesley Rees
23 Church Row Hampstead London NW3 6UP**

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

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
No	117688	PP
FILE		PD

19 March 2013

Ref. 13/00113/FULL

Dear Sir

I am writing to ask that you consider the serious effect the plans for a Maggie's Centre at St. Bartholomew's Hospital will have on the future viability of the entire North Wing and the Great Hall in particular.

The plans do not appear to have taken any account of how the Centre will impact on the building and its future sustainability other than in the narrow context of how it adjoins the Eastern end of the North Wing.

With the demolition of the 1960s Finance building, there is now a great opportunity to begin to reinstate the symmetry of the original Gibbs design. The proposed Maggie's Centre flies in the face of this. Indeed, one has to question the wisdom of commissioning a new build architectural design against the recently published report which announced that the bulk of cancer services would move from St. Bartholomew's to University College and the Royal Free hospitals.

The Barts NHS Trust has already commissioned an options study from Hopkins Architects. This has produced a solution which meets all the required needs for the North Wing to function in the 21st Century at the same time protecting and enhancing its unique heritage aspects.

I hope you will consider these plans so that a way forward can be found which will preserve one of the most important public buildings in the country.

Yours faithfully

Scanned
ACKNOWLEDGED
SB
26/03/13

Hassall, Pam

From: Delves, Gemma
Sent: 17 April 2013 17:27
To: DBE - Development - Admin
Subject: FW: Maggie's Planning application at Barts - 13/00111/FULL
Attachments: East end of North Wing.JPG

Please can this be put on the web and acknowledged. Under the description in idox please can the person's name be stated and then in brackets objection letter.

Thank you

Gemma

From: Peter Schmitt |
Sent: 25 March 2013 13:06
To: Delves, Gemma
Cc:
Subject: Maggie's Planning application at Barts - 13/00111/FULL

Dear Gemma,

Thank you for keeping myself and Marcus Setchell informed about the Planning application for a Maggie's centre at Barts Health NHS Trust.

Hand delivered to your office on 22 March were letters of objection from the Archives Committee of Barts Health NHS Trust and from the Friends of the Great Hall and Archive of St Bartholomew's Hospital, together with an A3-size document entitled, *Observations on the Impact of the Maggie's Proposal on the North Wing Proposal*, prepared by Hopkins Architects and giving support to our objections.

I am sure you are aware of the unsatisfactory nature of the Maggie's proposal. With the approaching 900th anniversary of Barts (founded 1123) this is a unique moment in the history of the Hospital. The Hopkins Architects proposal, under the auspices of the Friends, will ensure that the North Wing, its museum and Archives are made fit for service as a Barts Heritage site and cultural experience for visitors. All developments should enhance rather than diminish that Heritage. I thought that I should summarise the salient points of our objections:

- The Maggie's proposal clashes with necessary DDA access (lift) and fire escape (protected stairs), as required for the North Wing to comply with current legislation. These vital 'service bustles' are shown on drawings submitted by Hopkins Architects, as discussed with yourselves and English Heritage (1 Feb & 20 March 2013). They are the prerequisite for the future of the North Wing as a self-funding Heritage venue. This was the conclusion of the Options Appraisal Study of 2009 and is supported by Barts Health NHS Trust. Maggie's architects have been unavailable during the past nine months to resolve the incompatibility of their proposal with Hopkins Architects, despite repeated attempts at a meeting since May 2012.
- The North Wing is Listed Grade 1. The Maggie's proposal harms the East facade of the North Wing by building in front of the blind windows on the upper first-floor and entire second-floor, which are fully visible above the parapet of the Finance building. They can be seen from the delightful garden in West Smithfield (refer attached photo). These will be buried in the Maggie's proposal, which constitutes a Heritage loss and contradicts the City of London's Policies to 'safeguard the City's Listed buildings and their settings'. The blind windows will be subsumed behind Maggie's lift, stair and wall. Furthermore, the Portland stone facade will be cut into for roof flashings.

ACKNOWLEDGED

Page 167



- The Maggie's proposal is massive for its brief, due to its large central void, and clashes with the eaves/coping of the North Wing. Its bulk will, in effect, be perceived as part of the North Wing, destabilising its symmetry and damaging its setting, character and appearance.
- The Maggie's proposal removes the existing fire escape route into the Finance building from the North Wing. This is totally unacceptable. The number of people attending functions would have to be greatly reduced, making events unviable..
- The Maggie's proposal shows shared loos in the basement. These are inadequate for the North Wing. In addition, sharing facilities between sick patients and people attending functions is unsatisfactory for all concerned.
- The cladding for the Maggie's proposal is 'Okalux', which is a translucent material to be inset with coloured panels. This will adversely impact on the harmonious use of Portland stone to face all of the buildings in this part of the Barts site, especially the Gibbs buildings designed in 1728-29, which enclose the beautiful Fountain Court. The 'Okalux' will glow at night with coloured lenses, not unlike Leicester Square or Piccadilly Circus, This cannot be consistent with the City's Policies on 'conserving and enhancing the significance of the City's heritage assets and settings'.

I hope you understand our objections and the strength of feeling behind them. It is Barts the City's Heritage which is at stake.

Best wishes,
Peter

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 21 March 2013 22:26
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 10:26 PM on 21 Mar 2013 from Dr Ian Appleby.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Ian Appleby

Email:

Address: 98 Dora Road Wimbledon

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Totally support the concept of Maggie's centres - great facilities with cutting edge ,colourful design, such as the one at Charing Cross - where it doesn't look out of place next to a modern tower block. However, putting such a centre next to a Grade1 listed building such as The Great Hall is perverse to say the least. We have the opportunity to revitalise The Great Hall - losing both the modern add-ons and restoring this magnificent building to be the centrepiece of the most beautiful hospital square anywhere in the UK.

From: Delves, Gemma
Sent: 25 March 2013 09:49
To: DBE - Development - Admin
Subject: FW: North Wing development Barts.

Importance: High

ACKNOWLEDGED

From: Ruth M. Coles
Sent: 21 March 2013 21:07
To: Delves, Gemma
Subject: North Wing development Barts.
Importance: High

Gemma, having looked on line for the proposals by Maggie's, I feel strongly that they should be opposed for these reasons:

The James Gibbs North Wing is iconic & harmonises with the other buildings within the Square; the contemporary design planned by Maggie's wrecks the image & denies the opportunity to upgrade the facilities badly needed to provide access for disabled people, a proper kitchen, storage space & adequate toilets.

While I feel that a Maggie's Centre should be built somewhere within the precincts of Barts, their current proposals are not acceptable.

Ruth M. Coles
13 Kingswood Road
W4 5EU.

S

Wells, Janet (Built Environment)

From: Delves, Gemma
Sent: 07 May 2013 10:14
To: DBE - PLN Support
Subject: FW: Ref 13/00111/FULL

Hi

Please can this be put on the web and acknowledged.

Thanks

Gemma

From: Peter Leaver
Sent: 06 May 2013 15:03
To: Delves, Gemma
Subject: Re: Ref 13/00111/FULL

Gemma, our address is: **28 Meynell Crescent, London E9 7AS**

PKL

From: "Delves, Gemma" <Gemma.Delves@cityoflondon.gov.uk>
To: Peter Leaver
Sent: Friday, 3 May 2013, 10:01
Subject: RE: Ref 13/00111/FULL

Dear Drs Peter and Jane Leaver

Please would you be able to provide your postal address so that your comments can be registered and so that you can be updated on when the case would be presented to the Planning and Transportation Committee.

Kind regards

Gemma

From: Peter Leaver
Sent: 21 March 2013 18:20
To: Delves, Gemma
Subject: Ref 13/00111/FULL

Dear Ms Delves,

As Friends of the Great Hall and Archive of St Bartholomew's Hospital, we strongly object to the proposed plan to build a Maggie's Centre at the East end of the North Wing of the Hospital. This will seriously compromise the development of the North Wing as a self-supporting Heritage Building, and will also detract from the Neo-Palladian symmetry of the James Gibbs design.

For many years it has been the dream of those who hold Barts dear, to restore and improve the North Wing of the Hospital for the benefit of future generations. Now that plans to achieve these aims are near to fruition, it would be a devastating blow to the Friends, if the plans are rendered void by the addition of another building, however laudable its intended use, to the East end of the North Wing.

Yours sincerely,

Drs Peter and Jane Leaver

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Delves, Gemma

From: Peter Leaver
Sent: 21 March 2013 18:20
To: Delves, Gemma
Subject: Ref 13/00111/FULL

Dear Ms Delves,

As Friends of the Great Hall and Archive of St Bartholomew's Hospital, we strongly object to the proposed plan to build a Maggie's Centre at the East end of the North Wing of the Hospital. This will seriously compromise the development of the North Wing as a self-supporting Heritage Building, and will also detract from the Neo-Palladian symmetry of the James Gibbs design.

For many years it has been the dream of those who hold Barts dear, to restore and improve the North Wing of the Hospital for the benefit of future generations. Now that plans to achieve these aims are near to fruition, it would be a devastating blow to the Friends, if the plans are rendered void by the addition of another building, however laudable its intended use, to the East end of the North Wing.

Yours sincerely,

Drs Peter and Jane Leaver

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 21 March 2013 14:57
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 2:57 PM on 21 Mar 2013 from Professor James Malpas.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Professor James Malpas
Email:
Address: 253 Lauderdale Tower Barbican London

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: It is with the greatest regret that I must object to the proposed development . Barts certainly needs a Maggie Centre but the present proposal will prevent the planned refurbishment of the North Wing , a grade one listed building which is rapidly deteriorating and for which a plan has already been drawn up. It is to be hoped that an alternative site could be found on the Island Site for the Maggie Centre. In an effort to be helpful I wonder if "Surgery House " has been considered .In the 1980s this House, refurbished to a high standard, was used for parents of children with cancer to be looked after while their children were treated, a similar purpose to that proposed by the Maggie organisation I imagine.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 20 March 2013 15:30
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 3:29 PM on 20 Mar 2013 from Mrs Diana Evans.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Diana Evans
Email:
Address: The Old Cottage 5 Tennyson Rd Bognor Regis

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: The proposed development does not reflect the historic appearance of the famous square. It is totally out of keeping with the current architecture of this famous square. The development ruins the appearance of the Great Hall and detracts visually from what is a elegant building. Such a development has potential impact on an alternative scheme to update the Great Hall and enable future use for use of this historic building. Any proposal must embrace the importance of keeping the historic architecture of the square. The alternative use supports living heritage and ensures that the Great Hall will be used for future generations.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 20 March 2013 10:16
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 10:15 AM on 20 Mar 2013 from Dr Simon Campbell-Smith.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Dr Simon Campbell-Smith
Email:
Address: 12-18 Hill St LONDON

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: None of the above tick boxes seems relevant in the context of my comment! It seems to me that the Planning Authority/ies should give the Maggie's and Hopkins' proposers more time to (re?)confer with a view to seeing if both their plans can not be accommodated within in one extension that is sympathetic to the heritage status of the north wing of the famous James Gibbs' early 18th century rebuilding of St Bartholomew's Hospital. If that proves impossible, then surely this conflict could still be resolved within the spirit of British compromise by using adjacent island site land to accommodate the Maggie's proposers' staff and patients at little significant inconvenience? Simon Campbell-Smith MBBS (Lond) FRCP (Lond) St Bartholomew's student 1959-65

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 19 March 2013 19:38
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 7:37 PM on 19 Mar 2013 from PROFESSOR JOHN SHEPHERD.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: PROFESSOR JOHN SHEPHERD
Email:
Address: 6 BRYANSTON MANSIONS YORK STREET LONDON

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: Whilst commending the concept of a cancer support group - a Maggie centre placed on the proposed site is not necessary. The future of the cancer centre is in great doubt with changes occurring rapidly in the NHS and in particular this NHS trust. Placing the centre on the proposed site risks intrusion by visitors to the North Wing with patients relatives who may wish for peace, quiet and solitude. There are not enough facilities (common areas and toilets for example) to accommodate a large gathering in the Great Hall and a number of emotional relatives of cancer afflicted patients. The Great Hall and North Wing must be preserved for the public and restored to its original state and splendour with access and proper supportive amenities. Loss of opportunity to improve and maintain a very important heritage site. It will alter the architectural beauty and historical value has been present over the last 900 years benefiting medicine and English culture, This was especially so in 1546 at the time of Henry VIII's dissolution of the monasteries.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 19 March 2013 18:24
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 6:23 PM on 19 Mar 2013 from mr Ashley Brown.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: mr Ashley Brown
Email: _____
Address: Moor Farm Middleton Moor Saxmundham

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: This plan is on a par with the act of vandalism perpetrated on Euston Station. James Gibbs and John Betjeman would turn in their graves if they could see these plans. I speak as a supporter of the Cancer Unit, a Friend of the Great Hall and before leaving the NHS an abdominal cancer surgeon. The designs are not congruent with the current buildings neither are they consistent with what is needed. The Gibbs buildings would surrender their majesty and authority by tacking on this bit of pseudo-modernism. Barts deserves something much better than this. So does the beleaguered NHS!

Wells, Janet

Subject: FW: Ref 13/00111/FULL

From: Heather Hackett]
Sent: 19 March 2013 11:52
To: Delves, Gemma
Subject: Ref 13/00111/FULL

Dear Ms Delves,

I would like to register my concerns about the building of a Maggie Centre attached to the Great Hall at St Bartholomew's Hospital.

I think Maggie centres are a superb addition to help in the welfare of patients with cancer. They have been very successful and are much appreciated. My concern is that the Great Hall was built in 1732 by James Gibbs and is a building with perfect georgian symmetry which would be lost should the Maggie centre or any modern construction, be attached. Added to this, in order for the Great Hall to be a self-supporting Heritage Building, open to the public and available for various functions, it is essential that a bustle is built at the east end of the building which would not be possible if the Maggie centre was built there. This will improve access for the disabled, improve fire safety, provide storage and display areas for the hospital archive and museum collection and enable cloakroom facilities to be established in the basement.

A Maggie centre is a huge asset to a hospital and it's patients. There is a large area just behind the Great Hall which could provide a better site than the one currently proposed.

My last concern is how much a modern construction attached to the Great Hall will ruin the wonderful symmetry of Gibbs' architecture

built almost 300 years ago.

Yours sincerely

Heather Hackett

Consultant Anaesthetist

ACKNOWLEDGED

S

Wells, Janet

From: Delves, Gemma
Sent: 20 March 2013 12:11
To: DBE - Development - Admin
Subject: FW: Ref 13/00111/FULL

Hi

Please can this comment be put on the web and acknowledged. Address below.

Thanks

Gemma

From: Heather Hackett
Sent: 20 March 2013 11:54
To: Delves, Gemma
Subject: Re: Ref 13/00111/FULL

Dear MS Delves,

My home address is 29 Harewood Avenue, Marylebone, London NW1 6LE

Kind regards
Heather Hackett

On Mar 19, 2013, at 11:54 AM, "Delves, Gemma" <Gemma.Delves@cityoflondon.gov.uk> wrote:

Dear Ms Hackett

Thank you for your email. Please can you confirm your address so that your comments can be registered and so that you will be able to receive future correspondence on the case.

Kind regards

Gemma

From: Heather Hackett |
Sent: 19 March 2013 11:52
To: Delves, Gemma
Subject: Ref 13/00111/FULL

Dear Ms Delves,

I would like to register my concerns about the building of a Maggie Centre attached to the Great Hall at St Bartholomew's Hospital.

I think Maggie centres are a superb addition to help in the welfare of patients with cancer. They have been very successful and are much appreciated. My concern is that the Great Hall was built in 1732 by James Gibbs and is a building with perfect georgian symmetry which would be lost should the Maggie centre or any modern construction, be attached. Added to this, in order for the Great Hall to be a self-supporting Heritage Building, open to the public and available for various functions, it is essential that a bustle is built at the east end of the building which would not be possible if the Maggie centre was built there. This will improve access for the disabled, improve fire safety, provide storage and display areas for the hospital archive and museum collection and enable cloakroom facilities to be established in the basement.

A Maggie centre is a huge asset to a hospital and it's patients. There is a large area just behind the Great Hall which could provide a better site than the one currently proposed.

My last concern is how much a modern construction attached to the Great Hall will ruin the wonderful symmetry of Gibbs' architecture

built almost 300 years ago.

Yours sincerely

Heather Hackett

Consultant Anaesthetist

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Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 18 March 2013 21:22
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 9:21 PM on 18 Mar 2013 from Mrs Angela Evans.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Angela Evans
Email:
Address: 115 Cranley Gardens London

Comments Details

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

Comments: The North Wing is protected because of its historical, architectural and cultural significance, and as such its preservation and purposefulness should be paramount in any decisions that impact upon it. The proposed construction would inhibit the implementation of the well advanced Hopkins Plan, the objective of which is to secure a sustainable future for the North Wing as a self-supporting Heritage Building; an aim that supports the Corporation's statement to 'seek to preserve and enhance its heritage'. The submitted design is not in keeping with the character and appearance of the existing neo-Palladian symmetry of the James Gibb architecture and the Square, and would impinge on the amenity value of these important City landmarks. I strongly urge the Corporation to encourage siting of the cancer facility elsewhere in the hospital grounds, with the Friends of the Great Hall and Archive of St Bartholomew's Hospital and Maggie Keswick Jencks Cancer Caring Centres Trust consulting closely together to secure a workable and sustainable future for both

interests.

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 18 March 2013 18:13
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 6:12 PM on 18 Mar 2013 from mr hugh geddes.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: mr hugh geddes
Email:
Address: flat 9 48 featherstone street london

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment: - Residential Amenity

Comments: I am a Friend of the Great Hall as well as a supporter of Maggie's Centres and it is unfortunate that these interests should clash. I believe that the design of the Friends' proposal is sympathetic to and will enhance the historic building whereas the Centre proposal is not. Similarly, the Friends' proposal would help to secure the viability of the Great Hall, whereas the Centre would compromise it. For these reasons I reluctantly oppose the proposal for a Maggie's Centre on this site. Hugh Geddes RIBA MRTPI

Delves, Gemma

From: Richard.Steele@cityoflondon.gov.uk
Sent: 18 March 2013 13:26
To: Delves, Gemma
Subject: Application Comments for 13/00111/FULL

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

Comments were submitted at 1:26 PM on 18 Mar 2013 from Mrs Judith Yapp.

Application Summary

Address: North Wing St Bartholomews Hospital West Smithfield
London EC1

Proposal: Demolition of the existing 1960's extension (638sq.m) to the building and the erection of a replacement three storey building for use as a cancer care facility (Class D1) with ancillary roof terrace and external landscaping (586sq.m).

Case Officer: Gemma Delves

[Click for further information](#)

Customer Details

Name: Mrs Judith Yapp
Email:
Address: The Old Brewery Mere

Comments Details

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

Comments: I consider that alterations to the North Wing of the Square at Barts should not be piecemeal. I support plans to alter the North Wing by demolition of the adjoining buildings, and erection of new side wings in keeping with the original central core, that is the Great Hall. It is essential to the Great Hall that proper amenities are added, so it is fit for purpose and can be used properly as a Heritage site. This area of the Hospital was not intended for use as an area for patients, and it's primary original purpose as an administrative and culturally focused area, should be recognized and maintained for the future.

Our Ref: TPTLS017
Your Ref:

7th March 2013

Ms G. Delves
Planning Department
The Department of the Built Environment
City of London
PO Box 270
Guildhall
London EC2P 2EJ

117556

Barts Health NHS Trust
3rd Floor,
9 Prescott Street, London E1 8PR
Switchboard: 020 3416 5000
General fax: 020 7480 4730

www.bartshealth.nhs.uk

Dear Ms Delves,

Re: Planning Application 13/00111/FULL

I have been provided with a copy of your email dated 19th February 2013 to David Morris at DP9 which requests further information about the Maggie's Planning Application for the construction of a Centre adjacent to the North Wing at St Bartholomew's Hospital (Barts). As Director of Estates and Facilities I consider that I am best placed to provide you with responses to a number of your queries.

Can I firstly advise that the Barts Health NHS Trust is fully committed to establishing the Maggie's Centre on the site that we have chosen adjacent to the North wing - strategically this is the optimum location for this important new building. We consider that the site does represent the best possible location that allows the patient support that Maggie's offers to best compliment the wide ranging services that we provide. We also consider the synergy between the Maggie's and the church of St Barts the Less an enormously exciting opportunity and that the landscaping scheme, as an integral part of the Maggie's application, will be a huge asset to the hospital site as a whole. We also consider that the 'vibrancy' the Maggie's building will bring to that corner of the Barts site, with its very obvious contemporary architecture, will be a great addition and will provide a very visible demonstration of Bart's world renowned and continuing pioneering role in medicine and particularly in the treatment of cancer.

At the same time could I also emphasise that the Trust is firmly committed to the continued use of the Great Hall and the North Wing as a whole. Our intention is to continue using the building broadly in the manner that it is currently used which is generally as a place for NHS functions. We recognise that there is a need to examine the fabric of the building to ensure that it remains suitable for this continued usage and as the major works being undertaken elsewhere on the Barts hospital site come to a close we shall commence this review. We are aware that suggestions have been made that the Great Hall could be used on a more commercial basis and that the facilities could be made available to external organisations. However, we consider that the Trust is not geared up to manage such a facility, there are

Cont'd



many other institutions in the immediate vicinity which already offer similar venues and we have insufficient regular demand from within the NHS Trust for the use of that space to justify significant future investment in the upgrading of the fabric that may be required to turn it into a fully commercial venue. We have therefore decided not to pursue these ideas and will reflect upon future use that honours the heritage and design of the building.

You query what the existing 1960's extension is currently used for. I can advise that it currently houses ancillary support accommodation for the hospital site and arrangements to rehouse these occupants are well in hand. The toilet facilities within the extension building are also accessible from the Great Hall. In providing the site to Maggie's we requested that they provide like-for-like toilet facilities that will continue to serve the Great Hall within their new building and we are entirely satisfied that their plans provide suitable replacement. We are pleased that there will be fewer stairs to access the toilet facilities in the Maggie's scheme to what we have now and that the toilets will be substantially improved beyond the 1960's standards that we currently have. The disabled toilet that serves the Great Hall is located at the western end of the North Wing. We shall be considering its continued suitability in connection with our overall review but we fully intend to keep that facility in that location.

There are currently two linkages from the North Wing to the 1960's extension, one at ground level from the base of the Great Stair and one through a jib door in the Treasurer's room. We intend to maintain the ground level link but the link from the Treasurer's room will be closed off; it was created in the 1960s to serve solely as a fire escape from the extension and this will now be unnecessary as the Maggie's building has its own secondary fire escape stair. I consider that the Maggie's scheme will provide the Trust with an improved set of options for us to consider when we decide upon the future use of the North Wing building - improving toilet facilities for the North Wing and by removing the need for the building to provide a fire escape from the annex extension.

I would of course be pleased to provide you with any further information.

Yours sincerely

Trevor Payne
Trust Representative - Estates and Facilities

Direct Line: 020 7480 4704
Trevor.Payne@Bartshealth.nhs.uk

c.c. Deborah Sinclair-Day – Trust Property Surveyor
Chris Watson, Property Director Maggie's
Sarah Beard, Maggie's



13/00111
Full

Barts Health **NHS**

NHS Trust
0012/LOE
13 JAN

Department of Medical Oncology
Cancer Services Directorate
7th Floor, Gloucester House
St Bartholomew's Hospital
West Smithfield
London EC1A 7BE

Dr C J Gallagher PhD FRCP
Dr R Roylance PhD FRCP
Secretary
Email: Chris.Gallagher@BartsHealth.nhs.uk

Secretary
fax
Paget Day Unit Reception:

020 34656049
020 34656051
020 34655656

117245

CJG/HP

6 February 2013

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

Dear Sir/Madam

**RE: Statement on behalf of the Clinical Staff of the Barts Cancer Centre
in support of the Maggie's Centre Planning Application**

Patient representatives, focus groups, and surveys have identified the need for improved supportive care of cancer patients at the Barts Health Cancer Centre and have highlighted the increased awareness of the psychological and emotional trauma that having cancer inflicts on many patients.

Increasingly fragmented families and an aging population have meant that many patients do not have support from other sources to help them both during treatment, and with rehabilitation following treatment.

As patients have become increasingly involved in their treatment decisions the level of information and support required for them to make informed choices has risen, particularly when considering entry to clinical trials, which are a key part of our cancer centre activity.

The rapid adjustment to their newfound status as patient, and the large amount of medical information that they are required to comprehend has increased the support needed from medical and nursing staff, especially the specialist nurses. Many of our patients are already making long journeys to the Maggie's centre in Charing Cross to gain this extra support.

The new Barts Health Cancer Centre of Excellence provides state of the art facilities for the treatment of a comprehensive range of adult cancers through radiotherapy, chemotherapy, and targeted biological therapies with translational research in the Institute of Cancer for the development of new treatments.

ACKNOWLEDGED

Jew
12/02

S



This has been a transformative experience for all who work at Barts and for the patients for whom we care. The technological advances need to be matched by high quality and holistic care to ensure that patients can gain the full benefit of the treatments available. Success can only be achieved by both defeating the cancer and rehabilitating the patient to allow them to achieve their full potential in life.

We have a great opportunity to contribute to the future Cancer Centre with the building of a Maggie's Centre on the North East corner of the square adjacent to the Great Hall. In doing so we will replace an ugly 1960's London brick extension with something that will add to the visual delight of the square, and enhance the care that we can provide for our patients.

Maggie's, we believe, will very much focus our attention on enhancing the patient experience and providing the human kindness and loving care that we would want to receive to support us through the rigors of modern cancer treatment.

Maggie's at Barts will enable us to demonstrate by example how to deliver true excellence in cancer care to our many trainee doctors, nurses, and allied health professionals. It will also inspire our colleagues in many other disciplines in the multidisciplinary team, both at Barts Health and in the surrounding hospitals, to spread the knowledge and expertise in cancer care to the wider community.

Yours faithfully

C J Gallagher
Consultant Medical Oncologist
Clinical Lead for Maggie's at Barts

Claire Murrell
Head of Nursing
Cancer Clinical Academic Group

PLANNING & TRANSPORTATION		
PSDD	CPO	PPD
TPD	25 MAR 2013	LTP
OM		SSE
No	117676	PP
FILE		DD

Hopkins Architects

The City Planning Officer
 Department of the Built Environment
 City of London
 PO Box 270
 Guildhall
 London EC2P 2EJ
 22 March 2013

ACKNOWLEDGED 26/03/13
 SB

PLAN
 25 MAR 2013

For the attention of Gemma Delves

Re: North Wing, St Bartholomew's Hospital, West Smithfield, London
 Your ref: 13/00111/FULL, 13/00112/LBC & 13/00113/CAC
 Planning application to demolish the 1960s extension building and
 erect three-storey extension building for use as Maggie's cancer
 centre

**Statement of Objection by Hopkins Architects on behalf of the Friends
 of the Great Hall and Archives of St Bartholomew's Hospital, and Barts
 Health NHS Trust Archives Committee.**

Dear Gemma Delves,

We are writing to submit our document titled "Observations on the impact of
 the proposed Maggie's Centre on the North Wing, and proposed
 improvements to the North Wing." This is in support of the Statement of
 Objections submitted by the above bodies.

We believe the document is self-explanatory. Should you need any
 clarification please do not hesitate to contact us.

Yours sincerely

David Selby
 Senior Partner
 Hopkins Architects Partnership LLP

27 Broadley Terrace
 London NW1 6LG
 T 020 7724 1751
 F 020 7723 0932
 E mail@hopkins.co.uk
 www.hopkins.co.uk

Founding Partners
 Sir Michael Hopkins
 Lady Hopkins

Senior Partners
 David Selby
 James Greaves
 Andrew Barnett
 Simon Fraser
 Michael Taylor
 Henry Buxton - Finance

Partners
 Ernest Fasanya
 Pamela Bate
 Patrick Nee
 Christopher Bannister
 Sophy Twohig
 Ken Hood
 Henry Kong

Associate Partners
 Tony White
 Steven Clarke
 Stephen Jones
 Andrew Ardill
 Armin Buchbinder

Hopkins Architects
 Partnership LLP
 Registered in England
 and Wales No OC350976

Stothard, Gideon

From: Delves, Gemma
Sent: 25 March 2013 11:06
To: DBE - Development - Admin
Subject: FW: Bart's Hospital

ACKNOWLEDGED

From: M. Setchell
Sent: 25 March 2013 10:57
To: Delves, Gemma
Subject: RE: Bart's Hospital

Certainly. It's 47 Chester Court, Albany Street, London NW1 4BU.

From: Delves, Gemma [mailto:Gemma.Delves@cityoflondon.gov.uk]
Sent: 25 March 2013 10:39
To: M. Setchell
Subject: RE: Bart's Hospital

Dear Mrs Whitehead

Thank you for your email. Please can I have your postal address so that your comment can be registered on our system and so that you can be notified should the case be presented to the Planning and Transportation Committee.

Kind regards

Gemma

From: M. Setchell
Sent: 22 March 2013 13:44
To: Delves, Gemma
Subject: Bart's Hospital

Dear Ms. Delves

I am writing about the planning application for a Maggie Centre attached to the North Wing at Bart's.

Having seen the plans of the proposed centre, I think that its siting is totally inappropriate. I have been a patient at Bart's for many years, and am now a friend of the Great Hall & Archive, and am also secretary to a retired Bart's surgeon. In all these roles I have been privileged to visit the Great Hall and enjoy functions there, and every time am impressed by a sense of history, which is fast disappearing from our country, as many beautiful buildings and sites are marred by modern additions.

I think the concept of Maggie Centres is a first class one but I believe it could be sited elsewhere. To mar such traditional architecture seems to me to be completely wrong, and if there were to be any additions to the North Wing, I believe that they should be in character. The Great

Hall should not be part of any plan to mar it's symmetry and architectural elegance.

I sincerely hope that the Maggie Centre may be sited elsewhere so that we may keep our North Wing architecturally intact.

Yours sincerely

Carol Whitehead (Mrs.)

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Committee:	Date:
Planning and Transportation	4 June 2013
Subject:	
<p>North Wing St Bartholomew's Hospital West Smithfield London</p> <p>(i) Demolition of a 1960s extension to the building and the restoration of the existing original flank facade; (ii) Erection of a three storey extension building for use as a Cancer Care facility with ancillary roof terrace and external landscaping (Class D1); (iii) Internal alterations to provide a reconfigured staircase and access arrangement at basement and ground floor level.</p>	
Ward: Farringdon Without	Public For Decision
Registered No: 13/00112/LBC	Registered on: 5 February 2013
Conservation Area: Smithfield	Listed Building: Grade I
<u>Summary</u>	
<p>The proposal relates to the former Finance Building (638sq.m GEA) on the St Bartholomew's Hospital site. The building was constructed in the 1960s as a three storey extension to the grade I listed North Block. The North Block is one of the most historically significant buildings on the hospital site.</p> <p>The proposal includes demolition of the Finance Building and its replacement with a new three storey extension (586sq.m GEA) to the North Block. Some internal alterations are proposed to the North Block.</p> <p>The new building would be used as a Maggie's Centre. These Centres provide non-residential support and information facilities for people with cancer and for their family and friends. Maggie's are renowned for employing leading architects to work on their schemes. The Centres are well-known for their innovative and inspiring designs.</p> <p>The proposed Centre has been designed by Steven Holl, a New York based architect who has adopted a modern architectural approach for the building. It would have curved facades clad in translucent white glazing interspersed with panels of coloured glazing. Landscaping is proposed to the north-western end of the site.</p> <p>To date there have been 41 objections to the scheme as well as objections from the Ancient Monuments Society, the Georgian Group, the London Society, the London and Middlesex Archaeological Society and Groups with an interest in the hospital site including the Friends of the Great Hall and Archive of St Bartholomew's Hospital. The main concerns relate to the design of the proposal and the potential for the Maggie's Centre to prejudice the future use of the North Wing through the inadequate provision of toilet and fire escape arrangements.</p> <p>The proposed Maggie's Centre is a building of high architectural quality. It would appear as a complementary contrast to the traditional hospital buildings around the</p>	

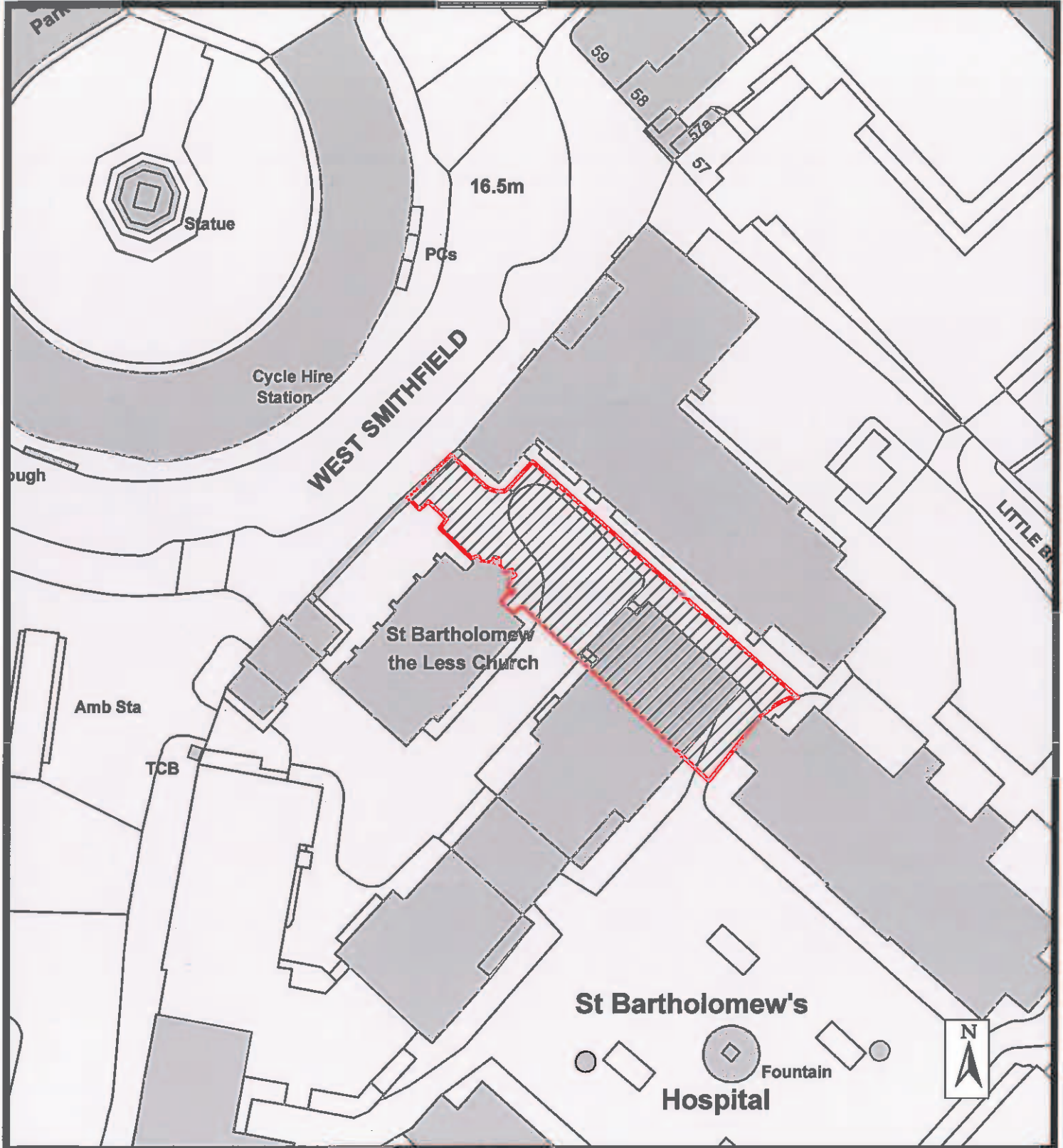
site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St Bartholomew-the-Less and the adjacent listed buildings through new landscaping. English Heritage supports the proposal.

Toilet facilities would be provided in the basement of the Maggie's Centre for users of the North Block. The level of provision replicates that of the existing Finance Building. The Maggie's Centre could be used as a fire escape route from the North Wing if required. In supporting the proposal the Chief Executive of the Barts Health NHS Trust has confirmed that the proposed arrangements would be acceptable in both of these respects and would not prejudice the future use of the North Block.

Recommendation

(1) That listed building consent be granted for the above proposal in accordance with the details set out in the attached schedule.




Site Location Plan



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

CASE No.
13/00111/FULL, 13/00112/LBC, 13/00113/CAC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





See the report for the accompanying application for planning permission, reference 13/00111/FULL.

Unitary Development Plan and Core Strategy 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.

SCHEDULE

APPLICATION: 13/00112/LBC

North Wing St Bartholomew's Hospital West Smithfield

(i) Demolition of a 1960s extension to the building and the restoration of the existing original flank facade; (ii) Erection of a three storey extension building for use as a Cancer Care facility with ancillary roof terrace and external landscaping (Class D1); (iii) Internal alterations to provide a reconfigured staircase and access arrangement at basement and ground floor level.

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)** details of windows and doors;
 - (c)** details of the junction between the glazed facades of the building and ground level;
 - (d)** details of the junction between the parapet of the Maggie's Centre and the cornice of the North Block;
 - (e)** the treatment of the east facing elevation of the North Block including the blind windows, quoins and uncovered stonework;
 - (d)** details of all junctions between the Maggie's Centre and the east facing elevation of the North Block;
 - (e)** details of the entrance canopies;
 - (f)** details of the alterations to the opening at basement level between the North Block and the Maggie's Centre; and
 - (g)** a method statement to include details of the underpinning to the North Block.**REASON:** To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.

- 3 No part of the building(s) shall be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment 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.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 4 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Core Strategy: CS12.
- 5 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 Core Strategy: CS12.
- 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 planning permission: 5075 L (00) 001; 5075 L (01) 001 rev. B; 5075 L (01) 002; 5075 L (01) 003; 5075 L (02) 001 rev. B; 5075 L (02) 002 rev. A; 5075 L (02) 003 rev. A; 5075 L (02) 004; 5075 L (02) 005 rev. B; 5075 L (03) 002 rev. A; 5075 L (03) 001 rev. A; 5075 L (04) 001 rev. B; 5075 L (04) 002 rev. A; 5075 L (04) 003 rev. B.
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.

INFORMATIVES

- 1 Reason for Grant of Listed Building Consent - The decision to grant this listed building consent has been taken having regard to the policies the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The proposal would preserve the special architectural and historic interest of the listed building and it would enhance the character and appearance of the Smithfield Conservation Area.

London Plan Policy

Policy 7.8 To protect heritage assets.

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets

Committee:	Date:
Planning and Transportation	4 June 2013
Subject: North Wing St Bartholomew's Hospital West Smithfield London EC1 Demolition of the existing 1960's extension to the building (638sq.m).	
Ward: Farringdon Without	Public For Decision
Registered No: 13/00113/CAC	Registered on: 5 February 2013
Conservation Area: Smithfield	Listed Building: Grade I
<u>Summary</u>	
<p>The proposal relates to the former Finance Building (638sq.m GEA) on the St Bartholomew's Hospital site. The building was constructed in the 1960s as a three storey extension to the grade I listed North Block. The North Block is one of the most historically significant buildings on the hospital site.</p> <p>The proposal includes demolition of the Finance Building and its replacement with a new three storey extension (586sq.m GEA) to the North Block. Some internal alterations are proposed to the North Block. The new building would be used as a Maggie's Centre. These Centres provide non-residential support and information facilities for people with cancer and for their family and friends. Maggie's are renowned for employing leading architects to work on their schemes. The Centres are well-known for their innovative and inspiring designs.</p> <p>The proposed Centre has been designed by Steven Holl, a New York based architect who has adopted a modern architectural approach for the building. It would have curved facades clad in translucent white glazing interspersed with panels of coloured glazing. Landscaping is proposed to the north-western end of the site.</p> <p>To date there have been 41 objections to the scheme as well as objections from the Ancient Monuments Society, the Georgian Group, the London Society, the London and Middlesex Archaeological Society and Groups with an interest in the hospital site including the Friends of the Great Hall and Archive of St Bartholomew's Hospital. The main concerns relate to the design of the proposal and the potential for the Maggie's Centre to prejudice the future use of the North Wing through the inadequate provision of toilet and fire escape arrangements.</p> <p>The proposed Maggie's Centre is a building of high architectural quality. It would appear as a complementary contrast to the traditional hospital buildings around the site. The scheme provides the opportunity to reveal and repair lost features of the east facing elevation of the North Block and to enhance the setting of St</p>	

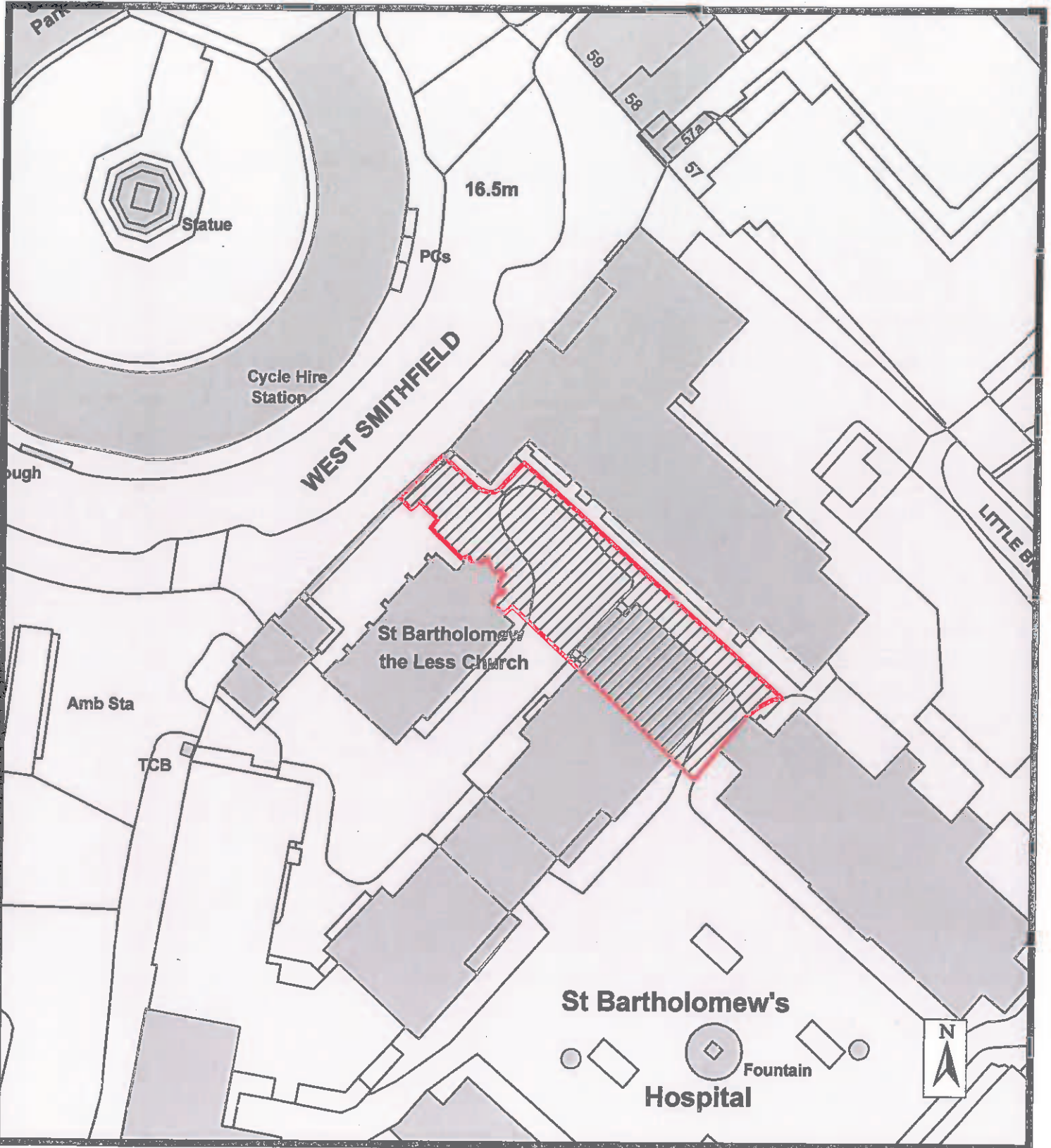
Bartholomew-the-Less and the adjacent listed buildings through new landscaping. English Heritage supports the proposal.

Toilet facilities would be provided in the basement of the Maggie's Centre for users of the North Block. The level of provision replicates that of the existing Finance Building. The Maggie's Centre could be used as a fire escape route from the North Wing if required. In supporting the proposal the Chief Executive of the Barts Health NHS Trust has confirmed that the proposed arrangements would be acceptable in both of these respects and would not prejudice the future use of the North Block.

Recommendation

(1) That conservation area consent be granted for the above proposal in accordance with the details set out in the attached schedule.



Site Location Plan



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

CASE No.
13/00111/FULL, 13/00112/LBC, 13/00113/CAC

-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY





See the report for the accompanying application for planning permission, reference 13/00111/FULL.

Unitary Development Plan and Core Strategy 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.

ENV13 Control demolition in CA

Conservation area consent, if appropriate, will normally be subject to a condition preventing demolition prior to the approval of detailed plans of any replacement building and may be subject to a condition that a contract, or series of contracts, ensuring the construction of such a replacement has been signed.

SCHEDULE

APPLICATION: 13/00113/CAC

North Wing St Bartholomew's Hospital West Smithfield

Demolition of the existing 1960's extension to the building (638sq.m).

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 The building(s) shall not be demolished before a contract or series of contracts have been made for the carrying out of substantial works of redevelopment and planning permission has been granted for the redevelopment for which the contracts provide. Such contracts shall include the construction of all foundations, above ground framework and floor structures.
REASON: In the interest of visual amenity and to ensure that the site is not left vacant indefinitely in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV 13, CS12.
- 3 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 planning permission: 5075 L (00) 001; 5075 L (01) 001 rev. B; 5075 L (01)002; 5075 L (01)003; 5075 L (02) 001 rev. B; 5075 L (02) 002 rev. A; 5075 L (02) 003 rev. A; 5075 L (02) 004; 5075 L (02) 005 rev. B; 5075 L (03) 002 rev. A; 5075 L (03) 001 rev. A; 5075 L (04) 001 rev. B; 5075 L (04) 002 rev. A; 5075 L (04) 003 rev. B.
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.

INFORMATIVES

- 1 Reason for Grant of Conservation Area Consent - The decision to grant this conservation area consent has been taken having regard to policies in the London Plan, Unitary Development Plan and Core Strategies set out below, relevant government guidance and supplementary planning guidance, representations received and all other relevant material considerations. Objections were made to the

application. These were taken into account by the Local Planning Authority but were not considered to outweigh the reasons for granting consent.

The Finance Building lacks architectural merit. Its demolition would provide the opportunity to enhance the character and appearance of the Smithfield Conservation Area.

London Plan Policy
Policy 7.8 To protect heritage assets

Unitary Development Plan and Core Strategy Policies

CS12 Conserve or enhance heritage assets
ENV13 Control demolition in CA

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Committee:	Date:
Planning and Transportation	4 June 2013
Subject: Disabled Persons' Parking Badges Act 2013	Public
Report of: City Remembrancer	For Information
<p><u>Summary</u></p> <p>The report summarises the main provisions of the Disabled Persons' Parking Badges Act 2013 which originated as a Private Member's Bill introduced by Conservative MP Simon Kirby.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Members are invited to note the contents of this report 	

Main Report

Background

1. This Act originates from a Private Member's Bill introduced by the Conservative backbencher Simon Kirby and amends the Blue Badge scheme for disabled persons.
2. The substantial financial value of Blue Badges is contributing both to increasing demand for badges and the incentive to commit fraud and abuse of the scheme. This includes the forgery of badges, the failure to return or the continued use of badges after the validity period has expired or after the death of the badge holder, and the misuse of genuine badges by unauthorised persons in circumstances in which the disabled badge holder does not obtain any benefit. The Act represents the final part of a programme of reforms – developed in cooperation with local authorities and disability groups – intended to modernise and improve the scheme by addressing limitations in the current legislation.
3. The Bill faced an unusual journey through Parliament for a Private Members' Bill in that it received Royal Assent in the same form it entered Parliament and having received very little criticism.

Effect of the Act

4. This Act removes the requirement for the Secretary of State to prescribe in regulations the form of a parking badge and replaces it with a requirement that badges "must be in a valid form" which will be specified under secondary legislation. Currently, the requirement for the Secretary of State to prescribe the badge design in regulations has the effect of requiring the disclosure of certain high-security features of the badge which ought not to be a matter of public record. This could compromise the security of the scheme. The changes allow for greater flexibility to react quickly in circumstances in which it becomes necessary to change the badge design in order to frustrate forgery.
5. The Act will also, for the first time, give local authorities the power to cancel a badge and prohibit it being displayed on any vehicle. The police or enforcement officers are given powers to retain badges that have been cancelled or which are fraudulent. The

definition of an enforcement officer is extended to include any appropriately authorised employee or contractor engaged by a local authority. This will allow council officers and contractors to be used to supplement police checks.

6. The Act will come into force on a date yet to be specified under secondary legislation.

Impact on the City of London

7. Along with the City of Westminster, Kensington & Chelsea, and parts of Camden, the City is exempted from the full obligations of the national Blue Badge scheme but does offer some concessions for badge holders. In its place, the City has a Red Badge Scheme for which residents and City workers can apply. Members will wish to note that this Act will not impact on that scheme or, therefore, on the City of London for as long as the scheme continues.

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Agenda Item 7

Committee(s):	Date(s):
Port Health and Environmental Services Committee	30 April 2013
Planning and Transportation Committee	4 June 2013
Subject: Mitigation of Environmental Impacts from Developments	Public
Report of: Director of Markets and Consumer Protection	For Decision
<u>Summary</u>	
<p>The mechanisms for ensuring that the environmental impact of developments is mitigated as far as is practicable through planning conditions, and the principles set out in the City's Code of Practice for Deconstruction and Construction Sites (CoP) were the subject of a report to your committee in January 2013 (Appendix 1).</p> <p>Following discussions with Chairman and Deputy Chairman of your Committee the CoP has been updated. The liaison expected of sites, commensurate with the scope of the project, is clearly set out prescribing the need for contractors to involve local Members and other stakeholders such as local residents, businesses, residents' associations and estate offices.</p>	
Recommendations	
<ul style="list-style-type: none">• Members consider and agree the proposals set out in paragraphs 4 and 5, and the 7th Edition of the Code of Practice (Appendix 2), taking account any points arising from the discussion of this report at your Committee meeting.• Future iterations of the CoP, anticipated in eighteen months' time, should be consulted upon and subsequently agreed by your Committee.	

Main Report

Background

1. The City is constantly subject to development and renewal of its buildings to serve market demand in support of the City Corporation's main aims to 'support and promote the City as the leader in international finance and business'.
2. This demand is met, through the planning process which allows developments to proceed, with conditions attached as necessary. There is inevitably some conflict with neighbours from building projects with the environmental impact of demolition and construction activity affecting them. The processes applied by the City Corporation during planning, and then the construction phases, seek to mitigate the effects of these impacts as far as is practicable whilst allowing the development work to proceed.
3. Following a report to your Committee in January, Members have requested information on the controls that are applied, and the purpose of this report is to set out changes made in the processes through planning conditions and an updated CoP to safeguard residential and business neighbours to development sites from the impacts, primarily of noise and dust.

Proposals

4. Following discussions with the Chairman and Deputy Chairman of your Committee the CoP has been updated so that:-

- a. The liaison expected of sites, is commensurate with the scope of the construction deconstruction project, and is clearly set out, prescribing the need for contractors to involve all local Members and other stakeholders such as local residents, businesses, residents' associations and estate offices.
 - b. A matrix indicating the scope of likely liaison requirements has been included at Section 2 paragraph 2.13 of the CoP (see Appendix 2). Contractors will be expected to give advance notice as early as possible to stakeholders and discuss the options as regards the time to undertake them.
 - c. Subject areas such as noise, and air quality have been grouped together to make the document easier to use.
5. A planning condition is now imposed for major developments requiring a Scheme of Protective Works from construction and demolition sites. This makes clear that developers, or their agents, must liaise with local Members and other stakeholders affected by such activities as set out in the CoP prior to work commencing.

Implications

6. The work undertaken in carrying out this work is expected to remain within the existing budgets of both Markets and Consumer Protection Department and the Department of Built Environment.

Conclusion

7. In order to enhance liaison arrangements The City Corporation should require, via planning conditions and its CoP, the developer or contractor to undertake this communication appropriate to the scope of the project. This will be guided by the CoP, but will also allow for increases in available working hours where there is sufficient planning and liaison to mitigate potential problems and where there is clear justification of the benefit of enhanced hours being used.

Appendices

- Appendix 1 Mitigation of Environmental Impacts from Developments Committee Report November 13 2012
- Appendix 2 Code of Practice for Deconstruction and Construction 6th edition

Contact:

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Committee(s):	Date(s):	Item no.
Port Health and Environmental Services Committee Planning and Transportation Committee	January 8 2013 tbc	
Subject: Mitigation of Environmental Impacts from Developments	Public	
Report of: Director of Markets and Consumer Protection	For Decision	
<u>Summary</u>		
<p>The City is constantly the subject of development activity and the City Corporation seeks, using its legislative controls, to ensure that the environmental impact of such activity is mitigated as far as is practicable through planning conditions and site supervision by Environmental Health Officers to ensure compliance with the principles set out in its Code of Practice for Deconstruction and Construction Sites. The mechanisms for operating this process are set out in more detail for the information of Members and improvements are proposed.</p>		
Recommendations		
<p>In describing the Planning and Environmental Health procedures it is also recommended that</p> <ul style="list-style-type: none"> • Members consider and agree the proposals set out in paragraphs 19 -21 taking account of points arising from the discussion of this paper at Committee. 		

Main Report

Background

8. The City is constantly the subject of development and renewal of its buildings to serve market demand in support of the City Corporation's main aims to 'support and promote the City as the leader in international finance and business'
9. This demand is met where appropriate through the planning process which allows developments to proceed, with conditions attached as necessary. There is inevitably some conflict with neighbours to developments with the environmental impact of demolition and construction activity affecting them during the development process. The processes applied during planning and then the construction phases by the City Corporation seek to mitigate the effects of these impacts as far as is practicable whilst allowing the development work to proceed.
10. Members have asked what controls are applied and the purpose of this report is to outline the processes that are in place to safeguard residential and business neighbours to development sites from the impacts, primarily of noise and dust, and to consider what further can be done to improve the experience.

Current Position

11. Part 3 of The Control of Pollution Act 1974 (COPA) gives the power to the City to serve notices on contractors to control the way work is done so to ameliorate the impact of noise from construction type activity. The City has to take account of relevant Codes of Practice, currently British Standard 5228: 2009, the need to ensure best practicable means (BPM) are employed to minimise the noise, any suggestions from the potential recipient of the notice on

satisfactory alternative methodology and the need to protect persons in the locality from the effects of noise.

12. Similarly Part 3 of the Environmental Protection Act 1990 allows the City to serve notices on persons responsible for causing a list of statutory nuisances to stop these or prevent them from re-occurring as far as is practicable. This includes the control of dust and effluvia from development sites.
13. In order to make the City's general requirements clear and transparent the City has developed its own Code of Practice for Deconstruction and Construction Sites (CoP) which is currently in its sixth edition. As stated in its foreword the CoP seeks to encourage the use of the best environmental options in planning and managing these activities in the City to minimise the impact on residents, businesses and other sensitive premises which may be affected by these works.
14. In addition contractors are strongly encouraged to join the Considerate Contractor Scheme run by Department of the Built Environment and particularly the Environment Award to recognise sites and companies who innovate to protect the City's environment.
15. The CoP (see Appendix 1) is laid out as a series of chapters and discusses the types of things that can be expected to be covered by an Environmental Management Plan (EMP) when considering measures to offset or reduce environmental impacts from sites. EMP's are usually required by way of condition or Section 106 agreement attached to Planning approvals overseen by the Planning and Transportation Committee.
16. The CoP deliberately puts liaison towards the front of topics discussed as this is seen as critical in ensuring good planning and establishing relations with those who may be affected by the development work. In paragraphs 5.1 -10 on pages 2 and 3 the expectation of liaison activity to be carried out by the contractor is clearly set out including the need to identify near neighbours likely to be affected, appoint a person responsible for contacting the neighbours with information before the start of the work and at regular intervals thereafter.
17. Hours of work are one of the primary protections for neighbours as they are clear, easy to manage and provide respite from some of the work which as the, Department of the Environment Circular 2/76 on the application of COPA 1974 states is 'intrinsically' noisy.
18. Guidance on the requirements for consultation on planning applications is set out in Circular 15/92 (Publicity for Planning Applications). The requirement and means of publicity is specified in various pieces of legislation.
19. Depending on the type of application, this requires a site notice to be displayed and publicity either in a local newspaper or by neighbour notification. The City advertises the relevant applications in a local newspaper, using the Evening Standard every second week. These are:
 - a. Applications for planning permission for major development;
 - b. Applications with Environmental Impact Assessments;
 - c. Development not in accordance with the Development Plan;
 - d. Planning applications affecting the settings of listed buildings or conservation areas;
 - e. Applications for Listed Building Consent and Conservation Area Consent; and City Walkway changes.

20. The occupiers of residential properties or other non-commercial building (e.g. churches or schools) that may be affected are normally notified individually. Similarly, tenant groups (such as Barbican House Groups) are notified.
21. With a few specific exceptions all of the above applications and other planning applications are also publicised on the site with a site notice. There are separate legal requirements to notify local and national amenity groups (e.g. Victorian Society), agencies (e.g. Environment Agency), statutory bodies (e.g. English Heritage) and authorities (e.g. GLA) on specified types of applications.
22. The above consultation and notifications are carried out by the Development Management Division of the Department of the Built Environment when planning applications are first submitted. Responses, whether in support of proposals, making comments or objecting, are included in reports to the Planning & Transportation Committee for consideration when the application is determined. Where there are five objections or less the application may, in specific circumstances, be determined under powers delegated to the City Planning Officer, Planning Services and Development Director and Policy and Performance Director.
23. The Department of Markets and Consumer Protection are consulted and provide advice on planning applications which might cause noise, dust, air pollution and other environmental impacts, including that caused by demolition and development. Standard conditions are imposed on all relevant planning permissions to limit noise and other environmental impacts to levels suggested by the Department of Markets and Consumer Protection and to require the submission of details or further information where needed, to meet requirements specified by that department .
24. Details of noise mitigation measures and similar environmental controls which are submitted pursuant to planning conditions are referred to the Department of Markets and Consumer Protection, which advises on their acceptability.
25. The City does not as a matter of course consult neighbours or other external parties on applications for the approval of details required by conditions. These conditions, which are imposed to protect public and residential amenity, require technical appraisal by Environmental Health Officers and are dealt with in accordance with their advice.

Proposals

26. The CoP should be updated so that liaison expected of sites commensurate with the scope of the construction deconstruction project is clearly set out prescribing the need for contractors to involve all local Members and other stakeholders such as local residents, businesses, residents associations and estate offices as agreed with the City Corporation. Contractors will be expected to give advance notice as early as possible to stakeholders and discuss the options as regards the time to undertake them.
27. To ensure the benefit to all parties that effective liaison/consultation provides in advance of works it is suggested that an addition is made to the planning condition requiring EMP's or method statements from construction and demolition sites, making clear that developers, or their agents, must liaise in accordance with the arrangements set out in the CoP prior to work commencing.
28. The Chairman and Deputy Chairman will be consulted on the proposed revisions to the CoP to ensure they are fit for purpose and the revised version will be presented to the 30 April 2013 meeting of the Port Health and Environmental Services Committee.

Corporate & Strategic Implications

29. The control of environmental impact from construction and demolition sites fits with one of the City Corporation's three aims in the Corporate Plan 2012 – 2016 in that it seeks 'to provide

modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes'. It also meets one of the five key policy priorities KPP2 in that it seeks to 'maintain the quality of our services whilst (reducing our expenditure and) improving our efficiency'.

Implications

30. The work undertaken in carrying out this work is expected to remain within the existing budgets of both Markets and Consumer Protection Department and the Department of Built Environment.

Conclusion

31. In order to enhance liaison arrangements and advance communication of environmental impact on neighbours (principally noise nuisance) The City Corporation should require via updating planning conditions and its CoP; the developer or contractor to undertake this appropriate to the scope of the project. This will be guided by existing controls in the CoP, but will allow increases in available working hours where there is sufficient planning and liaison to mitigate potential problems and where there is clear justification of the benefit of enhanced hours being used.

Background Papers:

None

Appendices

Appendix 1 Code of Practice for Deconstruction and Construction 6th edition

Contact:

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Department of
Markets and Consumer Protection

Code of Practice
for Deconstruction and
Construction Sites

Seventh Edition – April 2013



Department of Markets and Consumer Protection
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Foreword

The City of London's continued pre-eminence as a global financial centre rests significantly on its ability to change to meet the varying needs of the market and of society. Underpinning this ability to change is the capability of the built environment to adapt through construction and deconstruction. However in meeting the needs of the City of tomorrow developers and their contractors should mitigate, so far as is practicable, the impact of what they do on their neighbours in today's City i.e. businesses, workers and residents.

Previous editions of this Code have enabled much progress to be made in reconciling apparently conflicting objectives. However best practice is not universal and unnecessary problems still arise. The remedy is often in effective and early consultation with neighbours. This edition, benefiting from a review of best practice, outlines a clearer and more focussed approach to resolving these problems.

This is the seventh version of the Code of Practice developed by the City of London's Pollution Control Team to encourage the use of the best environmental options in planning and managing construction and deconstruction (demolition) in the City of London. The area is densely populated by residents, many types of business, and other sensitive premises, all of which can be affected by your work and associated activities. This Code meets one of our main aims of the City Noise Strategy, which is to prevent or minimise noise emissions and noise impacts from new developments.

This Code seeks to set out simply and clearly what constitutes acceptable site practice within the City. It is intended to help developers, architects, engineers and construction professionals to plan, cost and manage the environmental issues which frequently arise in the industry.

In the City we encourage a flexible approach to addressing environmental problems. I must emphasise that this needs early and, in some cases, frequent liaison with the officers in the Pollution Control Team who should be consulted at all stages of project planning, programming and operation, so that the best options for your site can be developed and similar liaison with your neighbours.

This seventh edition of the code generally revises and updates the original version. It contains further guidance on prevention of air pollution from activities on site, and a number of forms and check lists have also been improved.

Additionally, we encourage you all to apply, via our Considerate Contractors Scheme (CCS), for the Environmental Award. This will recognise those sites/companies who innovate to protect the Environment in the City each year, and this year will look in particular at improvements in the field of air quality. The Code takes into account current best practice and new technology already adopted by many sites in the City.

I hope you will find this guidance useful in planning and managing your site activities.

John Tomlinson
Chairman of Port Health and Environmental Services Committee

Contents

Forward by John Tomlinson

Chairman of Port Health and Environmental Services Committee

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Note: Copies of this Code of Practice can also be accessed via the City's website at:

TO BE UPDATED

1 Introduction and Use

Introduction

- 1.1 At any one time there are many active deconstruction, construction and refurbishment sites within the City of London. The work is essential in order to enable the City to maintain its status as a world class centre of business and finance. Some of the activities involved and listed in this document can often disturb and disrupt neighbours and users of the surrounding area. To help developers and their contractors minimise disturbance, the City of London has prepared this Code of Practice detailing the standards to which they expect sites to be maintained and operated
- 1.2 The environmental impacts of construction work must be considered as early as possible in the project. Where potential adverse impacts are identified, measures to offset or reduce them should be incorporated into the project proposals at the earliest stage and taken into account in the final cost. These matters must form part of the 'Scheme of Protective Works' to be submitted to the Pollution Team in the Department of Markets and Consumer Protection. We wish to encourage best practice and new innovation in Environmental Matters and welcome all companies/sites to take part in the CCS Environment Award.
- 1.3 *Note: The term Contractor used within this Code of Practice includes Principal Contractors, Construction Managers, Trade Contractors and other similar roles. Ultimate responsibility rests with the Principal Contractor although the developer (or promoter of the project) will clearly have an interest in ensuring that works are undertaken with minimum disruption.*

Use and Application of the Code of Practice

- 1.4 This Code is intended as a guide to 'Best Practicable Means' but must not replace consultation between developers, contractors and regulators. Throughout all stages of a project, discussion with the City of London is actively encouraged. The Code should be requested by developers during the planning application process as an informative document, allowing the developer to discuss terms tailored to their specific development with the City of London. Developers must ensure that Contractors are fully aware of this Code and its implications, in particular the requirement for proactive and effective community Liaison and Consultation (section 2).
- 1.5 Adherence to this Code will demonstrate a positive attitude and commitment towards minimising environmental impacts and will be used as one of the main methods of assessment within the City's Considerate Contractor Scheme. Many consents granted by the City of London under Planning Acts will include conditions which refer to the standards in this Code.
- 1.6 The Code follows a methodical approach to construction works and sets standards to be followed. Not all parts of this Code will apply to every construction project. However, the City will expect all Contractors to comply with the spirit of the Code, with appropriate provisions being applied to the site at all times. This should allow local residents and businesses to continue operating with minimal disturbance.
- 1.7 Although this Code gives an outline of legal requirements, it is not an authoritative statement of the law. Where necessary in accordance with its policy statement on enforcement, the City of London will not hesitate to enforce the statutory powers they have. A list of relevant guidance and legislation are included as Appendix A. A checklist to help ensure that all relevant areas of concern are considered is set out in Appendix K.

2 Community Liaison and Consultation

Summary:

The Contractor needs to:

- demonstrate ‘best practicable means’ by contacting the City of London *well in advance of* works commencing to discuss the proposed works and the scope of liaison and ‘Scheme of Protective Works’ to be submitted for protecting nearby residents and commercial occupiers (hereafter referred to as *neighbours*);
- identify neighbours and interested parties (including where appropriate Ward Members) and consult with them **before** finalising the Scheme of Protective Works;
- maintain dialogue and information exchange with the City of London’s Pollution Team, neighbours and interested parties throughout the proposed works;
- respond to complaints and resolve where practicable; and
- ensure neighbours and interested parties are kept informed of works as they progress and are consulted where necessary.

Scheme of Protective Works

- 2.1 Prior to work commencing on each stage of the development, the Contractor **must** contact the City of London’s Highways Division and the Pollution Team, in order to:
- agree the scope of the ‘**Scheme of Protective Works**’ to be submitted; and
 - identify the scope of community liaison and consultation.
- 2.2 The Contractor must demonstrate ‘Best Practicable Means’ (BPM) and create a ‘Scheme of Protective Works’ for protecting neighbours. As part of this Scheme, the Contractor is expected to have and apply appropriate liaison and consultation approaches to minimise the environmental impact on neighbours.
- 2.3 The scope of the Scheme and extent of liaison will be site dependent, having regard to the scale of works and the potential for disruption to neighbours. Figures 2.1, 2.2 and 2.3 will be used to guide the scope required. Figure 2.4 is a guide to the information which may be required in the ‘Scheme of Protective Works’.

Figure 2.1 – Category of Site

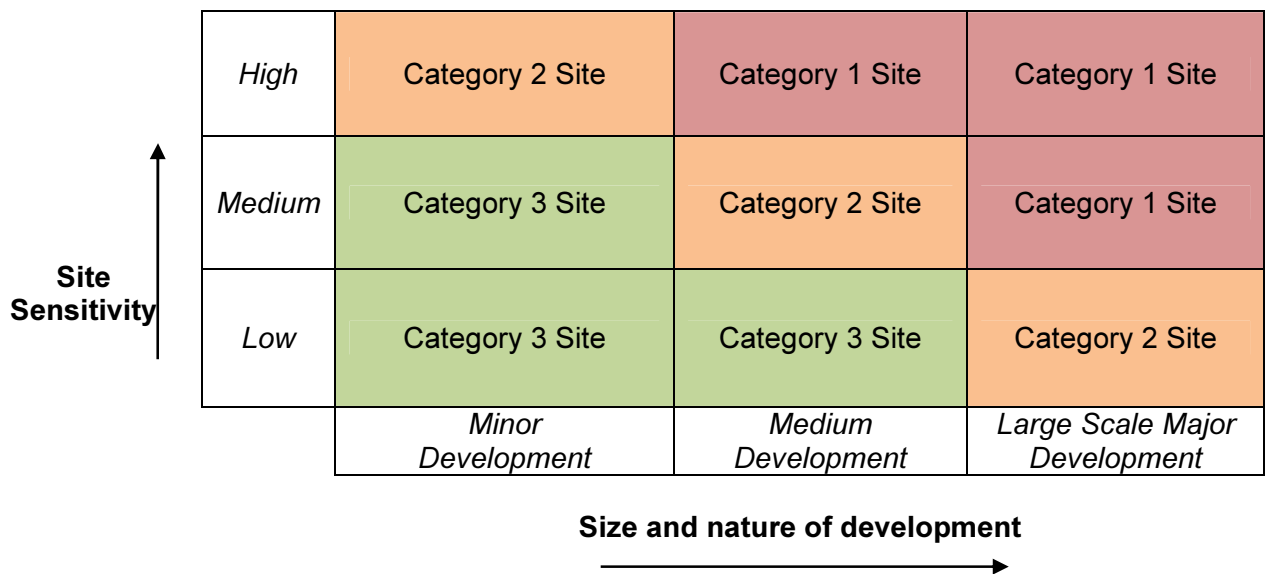


Figure 2.2 - Deciding on the Size, Nature and Sensitivity of the works

Size of the development	
<p><i>Large scale Major Developments</i></p> <ul style="list-style-type: none"> • Residential - 200 or more units • Industrial, commercial or retail floor space -10,000 square metres. <p><i>Medium Developments</i></p> <ul style="list-style-type: none"> • Residential between 10 and 199 (inclusive) units. • For all other uses - floorspace between 1,000 square metres and 9,999 square metres or where the site area is between 0.5 hectare and less than 2 hectares. <p><i>Minor Developments</i></p> <ul style="list-style-type: none"> • Residential - Between 1 and 9 (inclusive) units. • For all other uses - floorspace of less than 1,000 square metres or where the site area is less than 1 hectare. 	
Nature of the works	Sensitivity
<ul style="list-style-type: none"> • Type of works and its impact • Duration of works • Working hours 	<ul style="list-style-type: none"> • Proximity of site to neighbours • Number of people affected • Type of neighbour • Duration of works

Figure 2.3 - Scope of Information to be Provided

<p>Category 1 Site (site example: construction and or deconstruction sites)</p>	<ul style="list-style-type: none"> • Prior consultation with the Pollution Team; • Approval by Pollution Team of Full Scheme of Protective Works; • Full level of community engagement in Liaison and Consultation section below, including Ward Member(s), about the works.
<p>Category 2 Site (site example: retainment of façade with internal works)</p>	<ul style="list-style-type: none"> • Prior consultation with the Pollution Team; • Approval by Pollution Team of Scheme of Protective Works; • Communication as per figure 2.5 below
<p>Category 3 Site (site example: involving a refurbishment only)</p>	<ul style="list-style-type: none"> • Communication as detailed in figure 2.5 below.

Figure 2.4 - Scheme of Protective Works

Basic Information – (Site Information Sheet - see Appendix G)	
<ul style="list-style-type: none"> • Site Contact Details • Contractor Contact Details • Description of works to be carried out – including working hours and duration, • Summary of Noisy works and mitigation • Summary of Dust emitting Works and mitigation • Site Sensitivity and methods of notifying neighbours 	
Detailed Information (subject to discussion with Pollution Team)	
1) Programme of Proposed Works	including start and finish dates of principle stages
2) Working Methods	and justification thereof with reference to BPM (see <i>Control of Pollution Act 1974, s72</i>) and this code
3) Protective Works	including an identification of all activities which have the potential to cause disturbance to neighbours from noise, dust and vibration; where applicable, results of background noise assessments, noise and vibration predictions, and details of the necessary 'Protective Works' i.e. how neighbours will be protected from the impacts of those activities identified
4) Monitoring Regimes	Proposed monitoring regime for noise, dust and vibration (where applicable) together with procedures to respond to non-compliances in relation to any trigger levels set for noise, dust and vibration
5) Liaison & Consultation Strategy	see section 2.5 – 2.10 below
6) Complaints Procedure	A system and procedure for dealing with enquiries and complaints from the public(see section 2.11 to 2.16 below)
7) Site Logistic Plan	which includes a consideration of consolidated deliveries, minimised vehicle movement and appropriate routes to and from the site
8) Site Plans	to include drainage plan, identification of all Party/Boundary walls and details of any agreements with neighbouring premises / occupiers.

2.4 For Category 1, 2 and 3 sites, throughout the construction/deconstruction works, regular dialogue between the Contractor and the City of the London should take place and meetings with the City may be held. The names and contact details of appropriate site personnel must therefore be forwarded to the Pollution Team at the earliest opportunity to facilitate liaison. A list of useful City of London contact names and telephone numbers is included in Appendix B. The liaison requirements for all sites are set out in figures 2.1 to 2.5.

Liaison and Consultation Strategy

- 2.5 The Liaison and Consultation Strategy should identify all neighbours and specify individuals and groups who may be affected by, and consulted with, regarding activities at the site. The strategy should include the contact details and programme for engagement. The Contractor should therefore identify the following:
- City of London Ward Member(s) for the site; who can be identified via the City of London Website at: TO BE UPDATED or by contacting the Pollution Team. The Ward boundaries can be found at: www.cityoflondon.gov.uk/maps
 - All neighbours and premises which may be affected by the site's activities, including:
 - any residential properties;
 - hotels, hostels and hospitals;
 - offices;
 - lunchtime catering premises;
 - public houses;
 - those affected by party wall/shared party element works (see section 3.7 for guidance);
 - Local Community Groups such as the Barbican Association, Castle Baynard Residents and Smithfield Trust; and
 - Other interested parties (e.g. other construction / deconstruction sites in close proximity, utility and street works in the area and City of London Festival).

2.6 Identification of residential premises

Reference should be made to the Residential Streets map (Appendix J), which identifies residential areas within the City. New residential developments are continually appearing, so the Pollution Team should be consulted in order to obtain the most up to date information. For this reason, the Contractor should also reevaluate the area in close proximity to the site from time to time. This will enable the Contractor to identify new groups or individuals who may be affected by the site's activities.

- 2.7 With reference to Figure 2.5 below, the Liaison and Consultation Strategy should include:

2.8 Initial Consultation (Category 1 sites)

Prior to each project stage, provide a briefing/presentation of the 'Scheme' (detailed above) to the Ward Member(s), Local Community Groups, businesses and other individuals identified. Briefings should include:

- Details of the 'Scheme of protective Works' in a readily understandable form;
- formal presentation, question and answer session or drop in sessions;
- information regarding how the works will enhance and benefit the local environment for neighbours; and
- Opportunity to provide feedback on the proposed works should be invited and responded to in writing; where practicable, amendments to the Scheme should be made to address concerns raised. The *finalised* Scheme should be provided to the City's Pollution Control Team and where requested, the Ward Member(s), neighbours and interested parties.

2.9 On-going Communication

- Plans for at least fortnightly communication (or as otherwise agreed) with neighbours and interested parties (identified above), for example by newsletter, in order to keep neighbours informed about current progress and planned works. The newsletter should also contain the information suggested below, together with details of the Pollution Team contact:
 - The location of the planned works;

- The type of planned works which are anticipated to give rise to effects on adjacent residents;
 - The duration of the planned works and the periods within which works will be undertaken (i.e. whether during normal working hours, during the evening or overnight);
 - The anticipated effects of the planned works;
 - The measures to be implemented in line with the Scheme of Protective Works to mitigate the impact of the planned works;
 - Contact details for enquiries; and
 - Complaints Procedure.
- A display board should be erected outside the site, which as a minimum shall identify key personnel, contact addresses, web site and telephone numbers, including complaint contact numbers. Additional information should include details of the scheme and its progress.

2.10 Other Communication

- The Contractor should appoint a responsible person to liaise with the City, neighbours and interested parties in order to keep them informed of matters likely to affect them. Good relations can be developed by keeping neighbours informed of progress and by responding to complaints quickly and fairly.
- Site Hours Variation Request Procedure (as per paragraph 3.10) to be followed for ANY works outside the 'standard hours' or within the 'quiet hours';
- Arrangements should be put in place for notifying or alerting neighbours in advance of unplanned noisy works, were applicable;
- Feedback should be requested from neighbours throughout the project and at the end, in order to allow modification of activities to reduce impact;

Fig 2.5 – Communication Requirements per Site Category	Category 1 Site	Category 2 Site	Category 3 Site
Identification of neighbours who may be affected	✓	✓	✓
Notification of works to Ward Member(s)	✓	possible	
Initial Consultation			
Scheme of Protective Works in an understandable form	✓	✓	
Presentation/drop in session/question and answer session	✓		
Explain how works will enhance area	✓		
Request feedback to proposed Scheme of Protective Works	✓		
On-going Communication			
Regular communication e.g. newsletters	✓	✓	
Display board / information outside site	✓	✓	✓
Other Communication			
Responsible person to liaise with the City	✓	✓	✓
Site Hours Variation Procedure as per paragraph 3.10	✓	✓	✓
Feedback obtained throughout the works	✓		

Complaints Procedures

- 2.11 The contractor will establish a system and procedure for dealing with enquiries and complaints from the public.
- 2.12 Contact numbers, email and postal addresses for the enquiries and complaints system will be displayed on signs around the construction site and will be published on the website and newsletters.
- 2.13 Where complaints are made, the Contractor is expected to respond by investigating the complaint quickly and sympathetically, taking action to resolve the problem where the complaint is justified. If no resolution can be found the complaint should be referred to the City of London. A Contractor's response to complaints is an important criterion when evaluating the performance of the site for the Considerate Contractor Scheme.
- 2.14 The Contractor must maintain a designated complaints/incidents logbook or register covering:
- the nature of the complaint;
 - the cause; and, where appropriate,
 - the remedial action taken.
- 2.15 The City may request to see the complaints/incidents logbook at any time.
- 2.16 Complaints received by the City of London will be investigated. This will involve discussions with the Contractor and, if appropriate, monitoring or surveillance. Enforcement action may be taken if the complaint/s are justified.

Other Consultation

- 2.17 The City of London must be told in advance of any unusual activities including planned out-of-hours working. The Site Hours Variation Request Sheet (Appendix H) must be completed e-mailed to the Pollution Team at least 5 days before the activity is to take place. Approval or the reasons for refusal will be countersigned and e-mailed back. Unless approval is given and the sheet is available for inspection, an Officer attending the site, in response to a complaint, may require the noisy work to stop. .
- 2.18 The Pollution Team must be supplied with a current 24-hour call out number that will be answered in the case of a complaint or an emergency. It is also recommended that contractors contact the City of London Police service to ensure a security assessment is carried out.
- 2.19 Where construction activities are being undertaken on two or more sites in close proximity, regular meetings should be arranged and attended by representatives from each site and the City of London in order to minimise cumulative impacts. Items for discussion may include:
- Activities to be undertaken;
 - requirements for road closures;
 - out of hours work;
 - neighbour liaison;
 - monitoring results; and,
 - requirements for mitigation.
- 2.20 The appropriate body must to be contacted with regard to wastewater generated from site activities which is classified as trade effluent. See section 7.
- 2.21 Contact must be made with the City of London Drainage Services Group (020 7332 1105) or Thames Water Utilities (0845 9200 800) before any work is undertaken on connections to sewers or drains running under the public highway. See Section 7.

- 2.22 The Contractor must ensure that the Department of Built Environment (Development Management) has been contacted via 020 7332 1710 to establish whether the site contains a listed building, scheduled ancient monument or archaeological remains, and what specific requirements are included in the planning permission, listed building consent or conservation area consent. Details scheduled monument consent should be obtained from English Heritage. Contact on 020 7973 3000. See Section 8.
- 2.23 The Contractor must ascertain whether any trees on the site or in immediate area are either protected by Tree Preservation Orders or fall within a Planning Conservation Area prior to works starting. This may be done by contacting the Department of the Built Environment (Tree Officer) on 020 7332 1708. See Section 8.
- 2.24 Prior to commencement of works on-site, an ecological survey should be undertaken by a qualified professional to confirm the absence of birds, bats and any other protected species which may be nesting/roosting within buildings or vegetation. If present, appropriate mitigation measures should be undertaken following consultation with the City's Department of Open Spaces who can be contacted on 020 7332 3505. See Section 8.

Considerate Contractor Scheme

- 2.25 The Considerate Contractor Scheme (CCS), pioneered by the City of London in 1987, aims to encourage building and civil engineering contractors working adjacent to the City's streets to carry out their operations in a safe and considerate manner, with due regard to passing pedestrians and road users. Details are set out in Appendix C of this Code. As part of the scheme, all contractors will be evaluated by the Pollution Team for their level of co-operation and compliance with this Code of Practice.

3 Noise

Summary:

The Contractor must:

- contact the Pollution Team to agree the working hours and methods to be used which may generate noise and vibration prior to the commencement of any work on site (see Section 2 – Scheme of Protective Works);
- Adhere to ‘standard’ hours for noisy site work and ensure that best practicable means are used to mitigate noise and vibration impacts on neighbours;
- Observe ‘quiet hours’ where City business activities may be affected by noise or vibration;
- ensure that if work is planned to take place outside the ‘standard’ hours, prior approval is obtained from the Pollution Team using the ‘Site Hours Variation Request’ procedure

Introduction

- 3.1 The high level of intensive development in the City, including major office redevelopments in the east and infrastructure projects, can have significant environmental impacts on occupiers of nearby noise sensitive premises. Protecting City businesses, residents and other noise sensitive premises (e.g. schools) from noise and vibration impacts of construction sites is essential to the City’s continuing reputation as an excellent place to live, work and to do business.
- 3.2 This Code of Practice is a notice of the City of London’s general requirements under Section 60 of the Control of Pollution Act 1974. The Contractor may also be informed of additional requirements during consultations with the City of London.
- 3.3 Complaints about excessive noise disturbance found to be justified may result in a Section 60 notice, under the Control of Pollution Act 1974, being served by the City of London. This will generally require the Contractor to adhere to these quiet working hours.

Hours of Work

- 3.4 Prior to commencing work, contractors **must** contact the Pollution Team in order to agree hours of work. If no-one is disturbed by works then there is no absolute bar to 24-hour working; however, such circumstances are rare in the City. Where residents and commercial activities are significantly affected or are likely to be affected, the standard times of operation will be restricted.
- 3.5 **Standard Hours**
‘Standard’ hours permitted for **noisy** work will normally be the following:
- 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday) ;
 - No noisy working is permitted on Sundays, Bank or public holidays.

3.6 **Quiet Hours**

The City also requires time restrictions on noisy works to reduce noise disturbance to businesses. These times are known as '**quiet hours**' which are:

- 10:00 - 12:00 (Monday to Friday);
- 14:00 - 16:00 (Monday to Friday).

3.7 'Quiet hours' are put in place to give nearby commercial occupiers at least 4 hours without noisy working from street and construction sites during the working day. These periods may be subject to variation in particular circumstances, for example during lunchtimes, adjacent to eating places or businesses where the majority of trade is carried out at lunchtimes.

3.8 **Work outside standard hours and during quiet hours**

Outside '*standard hours*' and during '*quiet hours*' the following activities will not usually be permitted:

- Cutting using power tools;
- Breaking out using power tools;
- Other noise generating activities, depending on the specific location of site and neighbours.
- The use of impact fasteners;
- The loading of heavy materials;
- Other noisy activities, depending on the specific location of site and neighbours, deemed unacceptable by Environmental Health Officers.

3.9 Work outside 'standard hours' or during 'quiet hours' may be considered in order to support the City's businesses and also the needs of local neighbours e.g. proximity to restaurants, places of worship or residential properties.

3.10 ***ANY works outside the 'standard hours' or within the 'quiet hours' can only be undertaken with the approval of the City using the Site Hours Variation Request Sheet (Appendix H), and will only be granted in exceptional circumstances. See Section 10 for more details. Approval will be conditional on the Contractor informing neighbours in advance of the proposed work and satisfying City Pollution Team as to how this has been done..***

3.11 Where, in the opinion of Environmental Health Officers, structurally transmitted noise adversely affects neighbours, a likely restriction between 09:00 - 17:00 hours will be imposed. For complex sites with a neighbour mix including residential, retail, and commercial properties, advance negotiation with all parties and the Pollution Team is expected of the Developer/Contractor, as restrictions may have significant implications for cost and timing of the project. For more information on structure borne noise see Section 9.0 (Noise and Vibration).

Methodologies

3.12 In addition to working hours and community liaison, all works must be carried out in accordance with BS 5228-1:2009 and BS 5228-2:2009. All works must employ Best Practicable Means as defined by Section 72 of the Control of Pollution Act 1972 to minimise the effects of noise and vibration. The City must be satisfied that all means of managing and reducing noise and vibration, which can be practicably applied at reasonable cost, have been implemented.

3.13 A written evaluation of methodologies used must be made available to the City of London and include justifications with regards to the minimisation of noise and vibration (see section 2 and figure 2.4).

- 3.14 The City considers the off-site preparation of as many materials as possible an essential requirement for Best Practicable Means, in particular for the cutting of decking and steelwork.
- 3.15 Where appropriate, the following measures to minimise noise and vibration levels should be adopted:
- Employing only modern, quiet and well-maintained equipment (all equipment must comply with the EC Directives and UK Regulations set out in BS 5228-1:2009);
 - Using low impact techniques, such as demolition munchers and bored or hydraulically-jacked piling rigs;
 - careful planning of the sequence of work in order to minimise the transfer of noise/vibration to neighbours;
 - using fully silenced modern piling rigs with engines to Euro Standard IV and careful operation of the rig so there is no reversing of the Kelly/auger bars;
 - using electrically powered equipment run from the mains supply, or when this is not available, generators compliant with Euro Standard IV;
 - use of screws and drills rather than nails for fixing hoardings etc;
 - careful handling of materials & waste such as lowering rather than dropping items;
 - taking steps to isolate the deconstruction works from sensitive neighbours, in order to minimise the transfer of vibration and structure borne noise;
 - erection of acoustic screens or enclosures where necessary;
 - avoidance of unnecessary noise (such as engines idling between operations, shouting, loud radios or excessive revving of engines) by effective site management.
- 3.16 Where control at source is not practicable or adequate, the distance between noise/vibration sources and sensitive neighbours should be maximised and the transmission path interrupted, with options considered in the order of source-pathway-receptor. Where practical this can be achieved by:
- Sitting of stationary plant and loading/unloading areas;
 - erecting impervious hoardings, of at least 5 kg/m² surface density, where possible higher than the line of sight to neighbours;
 - leaving building façades and boundary walls intact as long as possible during demolition and boarding/bricking up windows;
 - the use of existing non-sensitive structures as shields; and,
 - the use of temporary structures;
 - cutting of transmission pathways for vibration.
- 3.17 In addition to mitigation strategies above, a Liaison and Consultation Strategy (as detailed in section 2) should be implemented as an essential element of the Best Practicable Means to minimise the effects of noise and vibration.

Monitoring Regimes

- 3.18 The City encourages contractors to undertake regular intelligence-led monitoring of noise and vibration levels by looking at the work programme and identifying aspects likely to cause significant noise/vibration. Receptor points are to be agreed with the City of London prior to initiation of monitoring. Results should be compared against suitable baseline data as a useful means of:
- Controlling noise and vibration, and identifying problems at an early stage (it is particularly valuable to carry out monitoring during the early stages of a project);
 - providing an objective basis for evaluating complaints;
 - safeguarding Contractors against claims of damage.
- 3.19 Prior to commencing work, it is essential to undertake monitoring of ambient noise levels around the site at sensitive neighbours (this should be agreed with the City Pollution Team). This will provide baseline data for comparison with levels present during the works. This

baseline assessment should be submitted to the Pollution Team. A baseline vibration exercise will be unnecessary unless neighbours are clearly affected by any existing source of substantial vibration e.g. a tube line.

- 3.20 Where there are party walls or neighbours are otherwise directly attached to elements of the site, the noise, vibration and structural implications of the proposals will require individual and detailed evaluation.
- 3.21 In some circumstances, the Pollution Team may require continuous monitoring combined with a real-time alarm system, with details to be agreed on an individual basis.
- 3.22 Noise measurements should ideally be taken with a Class I Integrating Logging Sound Level Meter calibrated (before and after) with a Class I Acoustic Calibrator. L_{Aeq} , LC_{peak} and $L_{AFmax, F}$ noise levels should be recorded together with a record of all events potentially affecting the noise level at the time of monitoring.
- 3.23 *Note: The period over which the L_{Aeq} parameter should be averaged must be agreed with Environmental Health Officers.*

Noise Limits

- 3.24 The suitability of specific noise limits is highly dependent upon the individual situation. The factors to be considered include:
- The characteristics of the noise and its potential effect on the neighbours;
 - Baseline ambient noise levels; and,
 - The nature and duration of the works.
- 3.25 In addition, following complaints, specific noise levels may be set to prevent speech interference in offices and loss of trade.
- 3.26 The City of London expects noise from the site to be controlled to an acceptable level. In the City environment this can be a difficult balance and 'best practicable means' must be applied to reduce noise and vibration as far as possible.
- 3.27 Noise levels within businesses during noisy periods must enable workers to carry out conversations, both face-to-face and on the telephone, and allow normal business to be conducted. It is considered that an internal noise level of 65 dBA or above is likely to cause annoyance and interference (dependent on the noise characteristics).
- 3.28 Such noise should be restricted to hours outside the normal working day of 09.00 – 17.00. Timings of works with noise levels exceeding 65dBA should be discussed and agreed with Environmental Health Officers prior to commencing.

Vibration Limits

- 3.29 When carrying out works which may produce vibration, all potential receptors must be considered, with particular attention to be paid to the following:
- Occupiers and users of buildings
 - Hospitals or laboratories
 - IT related issues; and,
 - Cosmetic or structural damage to buildings or heritage sites.
- 3.30 People's response to perceptible vibration is accentuated by their fear of building damage. Suitable guidance upon the levels of vibration, which may cause building damage, can be found in BS 7385-2:1993.
- 3.31 Guidance relating to the potential effect upon the operation of computers and other relatively sensitive equipment can be found in Section 8.6 of BS 5228-2:2009.

- 3.32 Complaints of vibration are usually concerned with fear of the unknown and the potential effects of relatively low levels of vibration in buildings. This problem is best addressed by:
- Liaison with all parties potentially affected, with explanations given of precisely when they are likely to be affected by specific activities;
 - Monitoring affected parties to reassure occupants as to the relative levels of vibration compared with building effect (BS 7385-2:1993).
- 3.33 Vibration meters should preferably record 3 orthogonal Peak Particle Velocity values (15 minutes of 10 second or shorter samples). Where complaints are received, the Contractor/client should consider the need for monitoring at neighbouring premises.

Vehicle Movements, Deliveries, Loading and Unloading

- 3.34 Vehicle movements, deliveries, loading and unloading can cause considerable noise and disruption to neighbours as a result of the following:
- reversing beacons;
 - running engines; and
 - noisy material being loaded and unloaded
- 3.35 All loading, unloading and deliveries of materials and plant to the site and removal of waste should, where possible, be carried out within normal site working hours. Any early morning or evening deliveries must have approval from the Pollution Team. This must be requested using the copy of the Site Hours Variation Request Sheet (Appendix H).
- 3.36 The site layout should be designed to minimise potential effects on neighbours. A competent banksman should be employed to provide assistance to vehicles accessing and leaving the site, thereby ensuring minimal traffic disturbance and pedestrian safety.
- 3.37 Vehicle movements should be planned to ensure that lorries do not arrive or depart outside standard hours. No daytime or night-time parking of lorries will be permitted outside agreed areas.
- 3.38 Where appropriate, deliveries should be arranged on a just-in-time basis in order to prevent vehicles queuing outside site.
- 3.39 Appendix F of this code summarises the City of London's traffic management requirements for vehicle movements, site deliveries, street closures, crane operations and abnormal loads. This can be copied for use of subcontractors and others.

Party Wall work

- 3.40 Work to party walls and major works in partially occupied buildings will be strictly controlled, and are **usually barred between 09:00 and 17:00 hours** when noise and/or vibration could be transmitted to neighbouring properties and businesses. Working hours for Party Wall work must therefore be agreed with the City's Pollution Control Team prior to works commencing.
- 3.41 Vibration monitoring should be considered to reassure neighbours and assist in demonstrating that levels do not exceed those which may cause structural damage to adjoining buildings. Complaints relating to vibration can cause considerable delays, particularly during demolition piling and ground work phases of construction activities. Noise should also be considered to assist in determination of acceptable levels.

- 3.42 Where works are carried out close to, or on, a party wall, The Party Wall Act 1996 may apply. The Contractor must consider all aspects of this Act and allow sufficient time to comply with it.

Scaffolding and Gantries

- 3.43 Scaffold erection or dismantling can cause disturbance to site neighbours. All works must be undertaken in accordance with the Environmental Services Guidance Notes for Activities on the Public Highway and be subject to a licence under the 1980 Highways Act. Subsequent erection and dismantling activities must be agreed with the Pollution Team, and comply with prescribed times.
- 3.44 Appendix D sets out detailed information on the requirements of the City for scaffolding and gantries.

Cranes, Lifting of Heavy Equipment, and consequent Road Closures

- 3.45 The erection of fixed cranes, rigging, and use of mobile cranes on the highway and lifting of heavy equipment often has to be undertaken outside normal working hours. All these street-based activities require prior consent from **both** the Highways Division **AND** the Pollution Team. Although it is normally the crane company's responsibility to obtain prior approval for the works, the Contractor should ensure this has been done.
- 3.46 The Pollution Team's approval for the work is required to ensure that all plans are appropriate for the location, and that steps have been taken to mitigate any disturbance to commercial or residential neighbours. The application for this must be accompanied by a lifting plan.

- 3.47 The correct procedure involves the following:
- Firstly, telephone the Pollution Team to agree the outline proposals (020 7606 3030).
 - Secondly, the 'mobile crane environmental health authorisation notice & structures notification form' (Appendix I), together with a lifting plan, should be fully completed and returned to the Pollution Team for scrutiny/approval.
 - Once received, the completed application form will be checked, any necessary amendments agreed with the sender, and returned to the applicant with the appropriate signature. This can then be presented to the City's Street Management Office at a previously agreed appointment (020 7332 3553).
- 3.48 *Note - The part of Appendix I relating to 'structures authorisation' must also be signed by the crane company's representative. It is the crane operators responsibility to check whether there are any underground 'structures' either under or in the vicinity of the highway where the crane operation is sited - see Appendix F for full details.*
- 3.49 Crane oversailing must be agreed with the City of London and/or site neighbours. Under section 177 of the Highways Act 1980, site cranes require a licence if the jib at any point extends over the public highway. Application for this licence should be made to the Department of Markets and Consumer Protection Highways Division. A charge may be levied for oversailing the public highway.

4 Air Quality

Summary:

The Contractor must:

- ensure the Scheme of Protective Works submitted includes an evaluation of the dust and air quality implications of activities at the site; and
- utilise techniques to ensure the air quality in the City of London is not adversely affected by activities at and associated with the site.

Introduction

- 4.1 Under Part IV of The Environmental Act 1995 and the Governments UK Air Quality Strategy, Local Authorities are required to work towards achieving national air quality objectives. The City of London has some of the worst air quality in the Country and has been declared an Air Quality Management Area with particular focus on PM₁₀ and oxides of Nitrogen.
- 4.2 The UK is facing the prospect of large fines from the European Commission for failure to meet air quality Limit Values. Recent studies have demonstrated that poor air quality and dust have a significant impact on public health in London, with the equivalent of over 4,000 premature deaths in London in 2008 attributable to poor air quality; this issue is now therefore of the highest priority.
- 4.3 Construction and de-construction sites in the City are therefore expected to meet the highest possible standards for control of air pollution and dust.

Evaluation of Dust and Air Quality

- 4.4 The 'Scheme of Protective Works' submitted to protect neighbours should include the identification of activities which could adversely affect air quality. This assessment should include a methodology laying out details of, and controls over, all relevant activities which may affect air quality. The scheme should consider the entire lifetime of the project and sequence of works, and consider details to minimise the site's impact on air quality such as vehicle type and movements, the water supply for the site (for dust mitigation), plans to deal with debris and specific areas to be encapsulated etc.
- 4.5 In order to reduce air pollution in the City, the construction and deconstruction industry is expected to employ, as a minimum, all methods listed below. The requirements are in line with the Greater London Authority and London Councils Best Practice Guide for Controlling Dust and Emissions from Construction and Demolition, November 2006 (soon to be revised, at which time, regard should be had to the newest document).

General Activities

- 4.6 Activities undertaken on site must be done so with methodologies which reduce the likelihood of dust generation and the worsening of air quality. Emphasis should therefore be placed on the following to minimise the risk of air pollution:
- Using processes which do not generate fumes and/or dust;
 - Ensuring that fumes and/or dust do not escape from the site to affect members of the public and the surrounding environment;

- Burning of materials on site is not permitted under any circumstances;
- Dusty activity should be undertaken away from sensitive receptors, with wind direction taken into consideration;
- The site should be regularly inspected for spillages of cement and other powders which should be removed to prevent off-site deposition;
- Dusty material and activities should be dampened down in dry weather. The use of groundwater should be investigated and water should be reused wherever possible.
- All sites should be screened / wrapped to prevent offsite dust deposition;
- Rubber chutes should be used and drop heights minimised;
- Scabbling should be done off site and will not generally be allowed in the City due to the amount of dust generated;
- Off-site fabrication, or cutting to size, shall be employed to avoid cutting materials on site whenever possible; and
- Careful consideration should be given to the location and temperature control of tar and asphalt burners.

Machinery and Equipment on Site

- 4.7 All Non-Road Mobile Machinery (NRMM) should meet Stage IIIB emission criteria, unless it can be demonstrated that Stage IIIB equipment is not available. If Stage IIIB equipment is not available, NRMM must be fitted with particle traps and/ or catalytic exhaust treatment wherever possible. An inventory of all NRMM must be kept on site and all machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.
- 4.8 The use of generators to provide electricity on site should be avoided wherever possible.
- 4.9 Cutting, grinding and sawing should ideally be undertaken off site. If the work must take place on site, the following techniques should be used. It will be the contractor's responsibility to demonstrate that stated methodologies are not available, and that every effort has been made to acquire them:
- All equipment should be fitted with a water suppressant system (where available);
 - Dust extraction should be used (or built in water damping) wherever dust may be generated; for example with stone cutting disc equipment;
 - Areas used to undertake cutting and grinding should be screened; and
 - Shears and guillotines or burners should be used in preference to disc cutters on activities such as re-bar cutting and decking.
- 4.10 The Contractor should take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils. In particular, plant should be well maintained and measures taken to ensure that they are not left running for long periods when not in use. Low sulphur diesel fuel should be used.
- 4.11 The use of 'long arm' demolition equipment and methods using explosives will not generally be sanctioned in the City, except where the work is within an enclosure or underground.
- 4.12 The use of **concrete crushers** will not generally be sanctioned in the City because of the potential to cause dust and nuisance to neighbours. However, the City of London will allow the use of crushers to prepare material for piling mats and ramps, as this reduces the number of vehicle movements associated with the site. Any crushing plant would have to be authorised under the Environmental Protection Act 1990. Appropriate measures, such as enclosing the plant and built in water sprays would have to be used at all times.

Vehicles, loading and unloading

- 4.13 Vehicle choices and management can have a significant impact on air quality within the City of London. For this reason, the following should be adhered to:
- Vehicles must not be left idling either on site or waiting for access to the site (it is a requirement of *Regulation 98 of the Road Vehicles (Construction and Use) Regulations 1986* (as amended) for drivers to switch off their engines in parked vehicles. Failure to turn off an idling engine if requested may lead to a Fixed Penalty Notice being issued under the *Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002*)
 - Wherever possible, vehicle movements should be minimised through considered logistics planning and liaison with other sites within close proximity. It would therefore be considered best practice to have a detailed Logistics Plan in place;
 - Wheel washers to be used on vehicles leaving the site (where site on space allows);
 - All loaded skips and lorries leaving the site to be covered; and
 - The generation of dust whilst loading or unloading materials must be controlled; for example with the use of chutes, bagging, sheeting and damping down.

Monitoring

- 4.14 Air quality monitoring will normally be required on large sites adjacent to sensitive premises such as residential properties, schools and St Bartholomew's hospital. . This may include dust slides for assessing nuisance dust and real time monitoring to assess PM_{2.5} and PM₁₀. Real time monitoring may involve setting an alarm to alert the site manager if levels of PM₁₀ go above a set threshold. The threshold value, and type and location of any monitoring equipment should be agreed with the City of London Pollution Team in advance. The threshold value is normally initially set at 150 µg/m³ for PM₁₀ over a 15 minute period, with the level being reviewed periodically.
- 4.15 The Contractor should conduct a risk assessment including regular air monitoring where there is evidence of volatile or airborne materials or a risk of fumes affecting the local area. The Contractor shall take any necessary measures to prevent nuisance/adverse effects to people's health.

5 Contaminated Land

Summary:

The Contractor must:

- ensure they investigate whether there is contamination on the site and take appropriate action to prevent human and environmental exposure and further contamination;
- notify the City of London and Environment Agency if ground or ground-water contamination is identified or suspected; and
- ensure remediation which takes place is approved by the City of London's Pollution Team.

Contamination

- 5.1 The Contractor should obtain and review copies of any site investigations that have been carried out prior to their appointment and satisfy themselves that they have undertaken a thorough assessment of potential risks to:
- End users of the site;
 - Construction workers & others visiting the site;
 - Neighbours and members of the public;
 - The local environment (air, surface and ground water and land); and,
 - Construction materials (for example corrosion caused by sulphates).
- 5.2 If any contamination or ground gas is identified or suspected during the course of the works, the Contractor must undertake further specific investigations. Where ground contamination is identified, the Pollution Team must be notified. Where ground-water contamination is suspected, then the Environment Agency and Pollution Team must be contacted. All remedial work must be approved by the Pollution Team.
- 5.3 To enable classification of the waste for disposal purposes it is the Contractor's responsibility to arrange analysis of the waste material excavated. If material is found to be contaminated, its storage before removal from site should ensure no cross contamination.
- 5.4 Activities on site must be undertaken in a manner to prevent contamination of the ground or ground-water. This includes:
- materials should be stored in appropriate conditions to prevent damage/contamination of storage areas;
 - containers should be sited away from drains and un-surfaced areas;
 - storage containers should be fit for purpose, regularly inspected and maintained;
 - storage containers should have secondary containment (such as a bund) to contain any leaks or spills for example, areas used for the storage of diesel fuel or chemicals; and
 - contaminated material should be segregated and cross contamination prevented before authorised disposal off-site.
- 5.5 An assessment must be undertaken of the potential for unexploded bombs to be present on the site. This should include consultation with the Home Office and the City of London. Any suspect devices encountered must be notified to the City of London Police and/or Metropolitan Police, all site work must be stopped and the site evacuated.

6 Waste and Materials Handling and Storage

Summary

The Contractor must:

- ensure a Site Waste Management Plan is developed (if required);
- ensure waste is contained and disposed in an appropriate manner and in accordance with legislation and the Waste Management Hierarchy; and
- ensure methodologies are adopted that prevent environmental impacts by the mishandling and storage of on-site materials and waste.

Waste Management

- 6.1 Under the Site Waste Management Plan Regulations (2008), any project costing over £300k is required to produce a Site Waste Management Plan (SWMP). These will be enforced by both the City and the Environment Agency for new build, maintenance, and alteration or installation/removal of services (such as sewerage or water).
- 6.2 The purpose of a SWMP is to ensure that building materials are managed efficiently, waste is disposed of legally, and that material recycling, reuse and recovery is maximised. As such, a SWMP sets out how all building materials, and resulting wastes, are to be managed over the course of a project. For more information, please consult the following websites:
<http://www.defra.gov.uk/environment/waste/topics/construction/index.htm>
<http://www.environment-agency.gov.uk/business/sectors/32729.aspx>
- 6.3 Those sites with a budget of less than £300k must manage their waste according to current legislation (see <http://www.environment-agency.gov.uk>). Evidence of how waste is disposed of, and efforts to reduce and recycle waste, must be maintained and kept on site.
- 6.4 All site waste management must be planned and carried out in accordance with the Waste Management Hierarchy, as demonstrated below:



- 6.5 All wastes must be removed from sites using a registered waste carrier and sent only to disposal facilities authorised to receive it. Disposal must be in accordance with relevant legislation.
- 6.6 All waste documentation - transfer notes, consignment notes, exemptions, waste carrier and facility licences - must be held on site as required by legislation. Such documentation must be maintained to be readily available for inspection at all times.

Materials Handling and Storage

- 6.7 Materials should be stored in appropriate conditions to prevent damage/contamination, of storage areas. Containers should be sited away from drains and un-surfaced areas. Storage containers should be fit for purpose, regularly inspected and maintained, and should all have secondary containment (such as a bund) to contain any leaks or spills.
- 6.8 Fuels should be stored in compliance with the Control of Pollution (Oil Storage) Regulations 2001.
- 6.9 Procedures and training should be in place for the safe delivery and handling of materials, with regular site inspections carried out to ensure that once on site they are stored safely and correctly.

Asbestos and other Hazardous Materials

- 6.10 All work on asbestos and other hazardous materials must comply with current Legislation and HSE Approved Codes of Practice & Guidance.
- 6.11 Before any work is done or commissioned that is likely to disturb asbestos or other hazardous material, the following must be worked out:
- The amount of hazardous material;
 - Where it is and what condition it is in;
 - Whether work is likely to disturb material; and,
 - Whether and how the material needs to be safely protected or removed.
- 6.12 This can be achieved either by checking existing records (such as client's survey, asbestos plan or register) or commissioning a suitable survey before work starts. It is good practice to include the need for such a survey in the initial project cost and programme. For more information, please see the following and associated links:
- <http://www.hse.gov.uk/construction/healthrisks/asbestos.htm>
<http://www.hse.gov.uk/comah/index.htm>

7 **Water**

Summary

The Contractor must:

- ensure trade effluent is not discharged directly to surface or foul drains without contacting the appropriate body;
- trade effluent consents are held on site;
- contact the City of London Drainage Services Group if work is to be undertaken on sewer connections or drains running under the public highway; and
- ensure the under-ground drainage systems are adequately designed and installed.

Discharge of Waste Water from Sites

- 7.1 Wastewater generated from site activities including water from dewatering excavations, site run off slurry and bentonite are classified as trade effluent. These should not be discharged direct to surface or foul drains without the consent of the Environment Agency for controlled waters, and Thames Water for others.
- 7.2 The Contractor is responsible for obtaining necessary consents and ensuring compliance with any conditions imposed on them. Copies of consents must be held in a designated file kept on site. In cases of heavy water run-off, sumps must be provided in order to deal with the issue.

Site Drainage, Temporary and Permanent Connections to Sewers

- 7.3 Contact must be made with the City of London Drainage Services Group (020 7332 1105) or Thames Water Utilities (0845 9200 800) before any work is undertaken on connections to sewers or drains running under the public highway. The following general requirements will have to be met:
- All redundant sewer communication pipe work must be sealed off at the sewer. The remaining pipe work should be removed or filled with a suitable weak concrete, cement grout or other suitable material. This is to prevent any infestation by rodents and avoid the risk of future possible subsidence.
 - All retained sewer communication pipes should be tested and a CCTV survey carried out to ensure they are suitable for the new development and in good condition.
 - In order to prevent rodents or sewer gases reaching the site, temporary sewer communication pipes must be provided with a 'cascade' cast iron interceptor trap to British Standard specification.
- 7.4 It is strongly recommended that all under-ground drainage systems are installed using pipes made of a robust material such as cast iron, and that inspection chambers etc. are properly sealed with bolted down covers. This will prevent later problems from damage by vibration or rodent access.
- 7.5 Wherever it is at all possible, the drainage system serving the proposed development or refurbishment should gravitate to the sewer. This will eliminate the need for pumping of foul drainage to the sewer and the associated problems which regularly occur with this type of installation.
- 7.6 The sewage system within the City of London is vented to atmosphere via vents at road surface level and any increase of discharge velocity resulting from pumped or stored sewage being discharged to the sewer frequently results in complaints of foul smells. These may well be treated as a statutory nuisance by the City of London. The importance of

designing a system which discharges to the sewer by gravity wherever practicable cannot be overstated.

7.7 *Note: Details of the City's standard drainage connection requirements and the related legislation are shown in Appendix E.*

8 Sustainability and Preservation

Summary

The Contractor should:

- employ best practice and look for new innovative techniques in the priority areas specified to ensure a more sustainable approach;
- ensure the Department of Planning and Transportation has been contacted to establish the status of the site and what specific requirements are included in the planning permission, listed building consent or conservation area consent;
- ascertain whether any trees on the site or immediate area are either protected or fall within a Conservation Area prior to works starting; and
- ensure an ecological survey has been undertaken by a qualified professional and appropriate mitigation measures agreed with the City of London.

Climate Change and Sustainability

- 8.1 The City of London is working towards limiting the impact of the region and making it more sustainable, demonstrated by (among other projects) the current development of a Climate Change Strategy, and strongly encourages other parties to do the same. Innovation and best practice in this area will therefore be highly regarded in applications for the Environment Award through the CCS.
- 8.2 The Sustainable Development Commission has identified the following key priority areas for action in the UK:
- sustainable consumption and production – greater efficiency in utilisation of resources and minimisation of waste;
 - natural resource protection; and,
 - climate change and energy – both reducing energy consumption and sourcing that energy from more sustainable sources.
- 8.3 Contractors should employ best practice and look for new innovative techniques in each of these priority areas, thus ensuring the process of construction or deconstruction is made more sustainable.
- 8.4 The impact of such techniques, or indeed highlighting of areas for improvement, can be demonstrated by including life cycle analyses for materials/processes or basic carbon footprinting in a document submitted as part of the planning process.
- 8.5 Examples of actions taken to increase the sustainability of the site could include:
- Use of the Mayor of London's Green Procurement Code, in particular via the procurement of FSC-approved/sustainable timber;
 - Use of non-virgin aggregate;
 - general good practice including ensuring that plant not in use is switched off and that lighting is used only when necessary (such as through the use of timers);
 - Use of energy efficient bulbs or solar powered lighting;
 - the use of existing feeds for power where possible to prevent the need for generators, or the purchasing of energy/electricity from sustainable sources;
 - Employment of energy efficient and, where possible, gas powered plant as opposed to petrol/diesel;
 - Efficient use of water as a resource, for example in cleaning systems or the implementation of rainwater harvesting.

- 8.6 For more information regarding climate change and sustainability issues relevant to a particular project or site, contractors are encouraged to contact the City of London Sustainability Team on 020 7332 1428, or read the Climate Change Adaptation Strategy available at:
http://www.cityoflondon.gov.uk/Corporation/LGNL_Services/Environment_and_planning/Sustainability/Climate_change/

Archaeology and Built Heritage

- 8.7 Much of the City of London is designated as being of archaeological potential. Archaeology is a material consideration of the planning process. Where archaeological remains survive, the archaeological potential is considered as part of the planning application. Where a development affects archaeology, investigation and recording is required as a condition of the planning permission. This may be to ensure the preservation *in-situ* of important archaeological remains and to ensure that a record of the remains is made.
- 8.8 Some monuments and archaeological remains are scheduled ancient monuments under Part I of the Ancient Monuments and Archaeological Areas Act 1979 and scheduled monument consent is required to undertake any work that may affect a scheduled monument. Scheduled Monument Consent is obtained from the Department of Culture, Media and Sport and advice on this is available from English Heritage.
- 8.9 Some buildings and structures are included on the statutory list of buildings of special architectural or historic interest. Listed building consent is needed to carry out any work which may affect a building's special architectural or historic interest.
- 8.10 The Contractor must ensure that the Department of the Built Environment has been contacted to establish whether the site contains a listed building, scheduled ancient monument or archaeological remains, and what specific requirements are included in the planning permission, listed building consent or conservation area consent. Conditions of a planning permission may include the requirement of a programme of archaeological work and recording to be carried out as an integrated part of the development, submitted to and approved by the Department of the Built Environment before work commences. Contact on 020 7332 1710.
- 8.11 Advice and details of the need for Scheduled Monument Consent should be obtained from English Heritage. Contact on 020 7973 3000.

Trees

- 8.12 The local planning authority has specific powers under the Planning Acts to protect trees and require the planting of a replacement tree in certain circumstances. The Director of Open Spaces is also responsible for the maintenance and management of street trees and trees within some of the city churchyards. The Contractor must therefore ascertain whether any trees on the site or in the immediate vicinity of the site are protected or maintained by the Corporation prior to starting work.
- 8.13 A tree may be protected in one of the following ways:
- By a Tree Preservation Order
 - If it is located within a conservation area
 - By means of conditions on planning permissions or other consents.

- 8.14 The City of London Tree Strategy Supplementary Planning Document (Part 1) and the accompanying evidence and practice guidance (Part 2) sets out a co-ordinated approach to the management of trees in the City of London. It provides advice for anyone wishing to undertake work to existing trees or to plant new trees. It can be found via the following link: <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/trees-and-open-spaces/Pages/Trees.aspx>
- 8.15 Development schemes can have a major impact on existing trees including street trees. It is essential therefore that the potential impact of the proposed works on these trees is assessed at an early stage prior to the submission of any application. This should include the demolition and construction process and future maintenance of the building. Prior to undertaking any tree works or any works in the vicinity of trees contractors should consult the City Corporation Tree Strategy.
- 8.16 Prior to commencement of works on site checks should be undertaken to confirm whether there are any birds or bats that may be nesting/roosting within buildings or vegetation. If present appropriate mitigation measures should be undertaken following consultation with the City's Department of Open Spaces 020 7332 3505.

9 Light Pollution

Summary

The Contractor must ensure:

- nearby residents and commercial occupiers are not adversely affected by light pollution from the site;
- an energy efficient lighting approach is adopted; and
- lighting does not pose a hazard;

Light Pollution

- 9.1 Light pollution is a statutory nuisance and is defined as any form of artificial light which shines outside the area it is required to illuminate. Unnecessary use of lights is considered a waste of energy. Any use of lighting should have regard to these facts and should be designed to prevent any nuisance to residents or road traffic and be used primarily for reasons of health and safety or security.
- 9.2 Site lighting should be located and aligned so as not to intrude into residential properties, on sensitive areas, or constitute a road or rail hazard.

10 Problems on Site

Summary:

- If emergency work is required then the contractor must contact City of London as detailed;
- The Contractor must ensure that systems are in place to enable problems on site to be identified and ensure that appropriate action is taken to mitigate the problem and the appropriate parties are informed.

Emergency Work

- 10.1 The City of London appreciates that occasionally incidents arise whereby it is impossible or impractical to comply with all the requirements within this Code. In such an event, the Pollution Team should be contacted within the hours of 08:00 and 17:00. Outside of these hours Guildhall security should be called on 020 7606 3030, leaving a name, mobile number, the nature of the emergency, and the site address. Following this the Environmental Health and Public Protection Out of Hours Officer will respond by calling the contractor in order to ensure the presence of an emergency and approve the method of work.
- 10.2 In the event of an environmental incident (e.g. a spillage), steps should be taken to prevent pollution, for example through:
- Protection of drains by the use of drain covers or booms;
 - Use of absorbent granules following an oil/chemical spill; and,
 - Turning off equipment or other sources of noise or dust.
- 10.3 Once the situation has been rectified, full details about the incident and remedial actions undertaken should be provided to the City of London and other relevant authorities, and recorded in the site complaints/incidents logbook.

Pollution Emergencies

- 10.4 All sites should have a plan, equipment and training in place for dealing with pollution emergencies. A summary of the plan should be visibly displayed around site, and understood by all workers.
- 10.5 For more guidance on such planning, please see the Environment Agency guidance 'Pollution Prevention Pays – getting your site right', downloadable at:
<http://www.environment-agency.gov.uk/business/topics/pollution/36641.aspx>

Pest Control

- 10.6 The City of London has a statutory duty to take such steps as may be necessary to keep the City free from rats and mice this includes enforcement of the *Prevention of Damage by Pests Act 1949*.
- 10.7 When an occupier of any land, including a construction site becomes aware of an infestation by rats or mice in large number he must notify Port Health and Public Protection (020 7606 3030).

- 10.8 Appropriate measures must be taken to limit any insect, bird or rodent infestation. Such measures are considered essential to limit future problems in completed buildings - especially in the case of mice.
- 10.9 Pest control does not just include treatment by a pest control company; in fact this is a last resort. Measures should be taken to:
- Prevent access to the site principally from exposed drainage;
 - Reduce harbourage in order to ensure that rubbish or spoil is not left for long enough allow rodents to establish themselves above ground;
 - Limit potential food and water sources. It is particularly important to ensure that waste food or empty cartons are not left in areas where they can encourage rats and mice.
- 10.10 Many of the methods necessary to achieve adequate control should be part of established construction/deconstruction methods. To report any problems with infestations, or if you require any additional advice, contact the City of London the following number: 020 7606 3030.

11 Legislation and Documentation

Documentation

- 11.1 The Contractor should keep all appropriate documentation relevant to the requirements of this Code in designated files held on site. They must be available at all times for inspection and review by the City of London or other authorities and should include as a minimum a site information sheet, noise, vibration and dust monitoring results, waste management documentation, a complaints/incidents log with actions taken, liaison minutes, letters, photos and newsletters.

Section 60 and 61 Notices

- 11.2 The Control of Pollution Act 1974 Part III restricts and limits noise and vibration from a construction site. If complaints are received the City of London Port Health and Public Protection Division, where it is considered necessary, will serve a Section 60 notice on the Contractor for the control of noise and vibration at the site. This notice can:
- Specify the plant or machinery that is or is not to be used;
 - specify the hours during which work can be carried out; and/or,
 - specify the levels of noise and vibration that can be emitted from the site.
- 11.3 The Contractor can apply in advance for a consent in the form of a Section 61 notice regarding the methods and conditions by which they are intending to undertake the works and control nuisance.
- 11.4 The City does not advise the use of Section 61 consents but it does support a system of prior agreement on similar lines, as this allows a much more flexible approach of greater benefit to the Contractor. Section 60 notices will be served where they are considered necessary. Contraventions of either Section 60 or 61 may well result in legal proceedings, leading to further costs and delays for the Contractor.

APPENDIX A

Guidance and Legislation

General

Environment Agency Pollution Prevention Guidance Notes
National Planning Policy Framework
Planning Policy Guidance Notes
Town and Country Planning Act 1990
Planning and Compensation Act 1991
BS 6187: 2000 Code of Practice for Demolition
ISO 14001

Vehicle Movements

Highways Act 1980
Road Traffic Regulations Act 1984
Traffic Management Act 2004

Noise and Vibration

Environmental Protection Act 1990 (especially Sections 79 – 82)
Control of Pollution Act 1974 (especially Section 60)
BS 5228-1:2009 and BS 5228-2:2009, – Noise & Vibration Control on Construction and Open Sites
BS 7385-2:1993 Evaluation and Measurement for Vibration in Buildings. Part 2 Guide to Damage Levels from Ground borne Vibration
BS 6472:2008 Guide to Evaluation of Exposure to Vibration in Buildings (1Hz - 80Hz)
Noise and Statutory Nuisance Act 1993
Control of Noise at Work Regulations 2005

Air Quality

Environment Act 1995
Air Quality (England) Regulations 2000
Building Research Establishment draft Code of Practice on Controlling Particles from Construction and Demolition (2000)
DEFRA (2001) UK Air Quality Strategy, HMSO, London
Clean Air Act 1993
The City of London Air Quality Strategy 2011-2015
Road Vehicles (Construction and Use) Regulations 1986 (as amended) – Regulation 98
Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002

Smoke and Fume Nuisance

Noise and Statutory Nuisance Act 1993

Asbestos and Hazardous Substances

The Control of Asbestos Act 2006
The Control of Asbestos in the Air Regulations 1990
The Special Waste Regulations 1996 (as amended)
Special Waste (Amendment) (England and Wales) Regulations 2001
MDHS 100 "Surveying sampling and assessment of asbestos-containing materials" HSE Guidance Note 2002
Control of Substances Hazardous to Health Regulations 2002 (as amended)
Environmental Protection (Controls on Substances that Deplete the Ozone Layer) Regulations 1996
Plus all other current or future Legislation together with HSE Approved Codes of Practice and Guidance

Waste Management

Environmental Protection Act 1990
Environment Act 1995
Environmental Protection (Duty of Care) Regulations 1991
Environmental Protection (Special Waste) Regulations 1996 (as amended)
The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991
Waste Management Licensing Regulations 1994 (as amended)
Waste Management Duty of Care Code of Practice (1996), HMSO

Contaminated Land

Environment Act 1995
Contaminated Land Regulations 2000
Interdepartmental Committee on the Redevelopment of Contaminated Land (ICRCL 59/83)
Contaminated Land Exposure Assessment documents, 2002
Code of Practice for the Investigation of Potentially Contaminated Sites BS 10175:2001
Landfill Tax Regulations 1996 (as amended)

Discharges and Site Drainage

Environmental Protection Act 1990
Environment Act 1995
Water Resources Act 1991
Water Industry Act 1991
Trade Effluent (Prescribed Processes and Substances) Regulations 1989 (as amended)
Anti-Pollution Works Regulations 1999

Pests

Wildlife and Countryside Act 1981 (as amended)

Trees

Town and Country Planning Act 1990
Wildlife and Countryside Act 1981 (as amended)
Conservation of Habitats and Species Regulations 2010
BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations
BS 3998:2010 Tree work: Recommendations

Archaeology and Built Heritage

Ancient Monuments and Archaeological Areas Act 1979
Planning (Listed Buildings and Conservation Areas) Act 1990

City of London Documents

Code of Practice for Deconstruction and Construction Sites
Considerate Contractor Scheme (see Appendix C)
Scaffolding and Hoarding Licences (see Appendix D)
City's Standard Requirements for Sewer Connections (see Appendix E)
Traffic Management Requirements (see Appendix F)

APPENDIX B

Contact details for City Departments and External Agencies

Postal address for all Internal Departments: PO Box 270, Guildhall
London, EC2P 2EJ
General Switchboard (24 hour service) Tel: 020 7606 3030

MARKETS AND CONSUMER PROTECTION – Pollution team

All enquiries: Tel: 020 7606 3030.
Email: publicprotection@cityoflondon.gov.uk

DEPARTMENT OF THE BUILT ENVIRONMENT HIGHWAY MANAGEMENT GROUP

Out of Hours in Emergency: Tel: 020 7606 3030 and ask for duty officer to be called. He or she will call you back.
Considerate Contractor Scheme: Tel: 020 7332 1104
Email: carl.vaughan@cityoflondon.gov.uk
Highways Section & Scaffolding Licences: Tel: 020 7332 1104/3578
Fax: 020 7332 1578
Parking dispensations & Highway Closures: Tel: 020 7332 3553
Fax: 020 7332 3552
City of London Drainage Group: Tel: 020 7332 1105
District Surveyors: Tel: 020 7332 1000
City Structures Officer Tel: 020 7332 1544

DEPARTMENT OF THE BUILT ENVIRONMENT DEVELOPMENT MANAGEMENT

Protected Trees Tel: 020 7332 1708
Listed Buildings – Consent to Work Tel: 020 7332 1710

OPEN SPACES DEPARTMENT

Advice on birds, bats or plants found on site Tel: 020 7374 4127

THE CITY OF LONDON POLICE

Postal Address: Wood Street Police Station
37 Wood Street, London EC21 2NQ
General Enquiries: Tel: 020 7601 2455
Control Room (24 Hour operations): Tel: 020 7601 2222
Abnormal loads & traffic planning: Tel: 020 7332 3122

MUSEUM OF LONDON ARCHEOLOGY – ‘MOLA’

Postal Address: 46 Eagle Wharf, London, N1 7ED
General Enquiries: Tel: 020 7410 2200
Fax: 020 7410 2201

EXTERNAL AGENCIES

THE ENVIRONMENT AGENCY

Postal Address: Apollo Court
2, Bishops Square Business Park
St. Albans Road
Hatfield,
Herts, AL10 9EX

General Enquiries: Tel: 08708 506 506

HEALTH & SAFETY EXECUTIVE

Postal Address: Rose Court
2, Southwark Bridge Road
London, SE1 4LW

24 Hour Emergency Contact:
(construction, demolition
& asbestos related matters) Tel: General enquiries: 0845 3450055
Tel: 020 7556 2102
Fax: 020 7556 2109

THE METROPOLITAN POLICE

Postal Address: New Scotland Yard
Broadway
London, SW1H 0BG

General Enquiries: Tel: 0300 123 1212
Abnormal Loads Section Tel 020 8246 0931

LONDON FIRE & EMERGENCY PLANNING AUTHORITY

Postal Address: 20 Albert Embankment
London, SE1 7SD

General Enquiries: Tel: 020 7587 2000

NB. *The work previously carried out by the **Petroleum Inspectorate** is now shared between The Health & Safety Executive - in respect of most instances where fuel is dispensed or stored in large quantities and Building Control Officers in Local Authorities - in the case of ventilation & signage in underground car parks etc.*

ENGLISH HERITAGE

Postal Address: 1 Waterhouse Square, 138-142 Holborn, London, EC1N
2ST

General enquiries: Tel: 020 7973 3000

TRANSPORT FOR LONDON

Abnormal loads section Tel: 020 7474 4770

LONDON UNDERGROUND LTD

Contact re underground structures etc. Tel: 020 7222 1234

PORT OF LONDON AUTHORITY

General enquiries: Tel: 0147 456 2200

APPENDIX C

Considerate Contractor Scheme Information

1. The Considerate Contractor Scheme (CCS) comprises:
 - a Code of Good Practice, covering care, cleanliness, consideration and cooperation;
 - regular inspections by the City's Considerate Contractor Surveillance Officers;
 - an annual judging and awards ceremony;
 - and a telephone hotline enabling the general public to comment on the Scheme, sites and on participating Contractors. (020 7332 1104) (email carl.vaughan@cityoflondon.gov.uk)

Note: general compliance with this Code of Practice is also a requirement of the scheme and sites will be judged and scored in this context.

2. The CCS is a co-operative initiative open to all Contractors undertaking building and civil engineering work in the City of London. There is no membership fee, but on joining the Scheme, members agree to abide by the Code of Good Practice. It is by following this voluntary Code that the general standards of works are raised and the condition and safety of City streets and pavements improved for the benefit of everyone living, working or just travelling through the Square Mile.

Membership of the CCS is actively encouraged for all construction and deconstruction works in the City.

Additional information and a copy of the code of practice can be obtained from The Environmental Services Highways Division representative on 020 7332 1104 or by email to carl.vaughan@cityoflondon.gov.uk

3. An Environment Award is available as a separate achievement in the Considerate Contractor Scheme to recognise and encourage best practice and innovation in the sustainability of City construction and deconstruction. For details email publicprotection@cityoflondon.gov.uk

APPENDIX D

Scaffolding & Hoarding Licence Requirements

1. Under sections 168 and 169 of the Highways Act 1980, scaffolds and gantries on or over the Public Highway require a licence and must comply in all respects with the Department of the Built Environment's Highways Division's Guidance Notes for Activities on the Public Highway.
2. Under section 184 of the Highways Act 1980, temporary vehicle crossovers require a licence and should comply with section 13 of the Highways Division's Guidance Notes for Activities on the Public Highway.
3. Application for these licences should be made to the City by contacting Highways Division, Department of Markets and Consumer Protection. A site visit will usually be required. (020 7332 1104)
4. Scaffolding over the River Thames, on the foreshore or within 16 metres of flood defences requires consent under the byelaws of the Environment Agency, Thames Region and the Port of London Authority.
5. Requests for further information, copies of the guidance notes and licence applications should be made to the Highways Division (020 7332 3578).



Department of Markets and Consumer Protection
Director – David Smith
Port Health & Public Protection Director - Jon Averns
City of London
PO Box 270, Guildhall
London EC2P 2EJ
Facsimile 020 7332 1623
www.cityoflondon.gov.uk

APPENDIX E
The City of London Sewers Act 1848
City of London Standard Requirements

1. All communicating drains to the sewer outfall **must** be provided with a cast iron intercepting/disconnecting trap which has a cascade, with access to the crown of the trap and have rodding access through to the sewer as BSS figure 26 or equivalent (for rodent control measures).
2. The communication pipework should be laid in straight lines in the vertical and the horizontal alignments and with no other pipe connections. (e.g. at a self-cleansing velocity and in a straight line from interceptor to the sewer).
3. The interceptor should be located inside the property boundary and adjacent to the buildings curtilage.
4. There should be provision to provide ventilation to the low invert level of a drainage system; this should normally be at the intercepting trap. It may be difficult to evaluate air movement precisely and therefore as guidance you should allow for the vent pipe to be half diameter at the size of the intercepting trap. This vent should be discharged to a safe outlet at roof level atmosphere.

NOTES

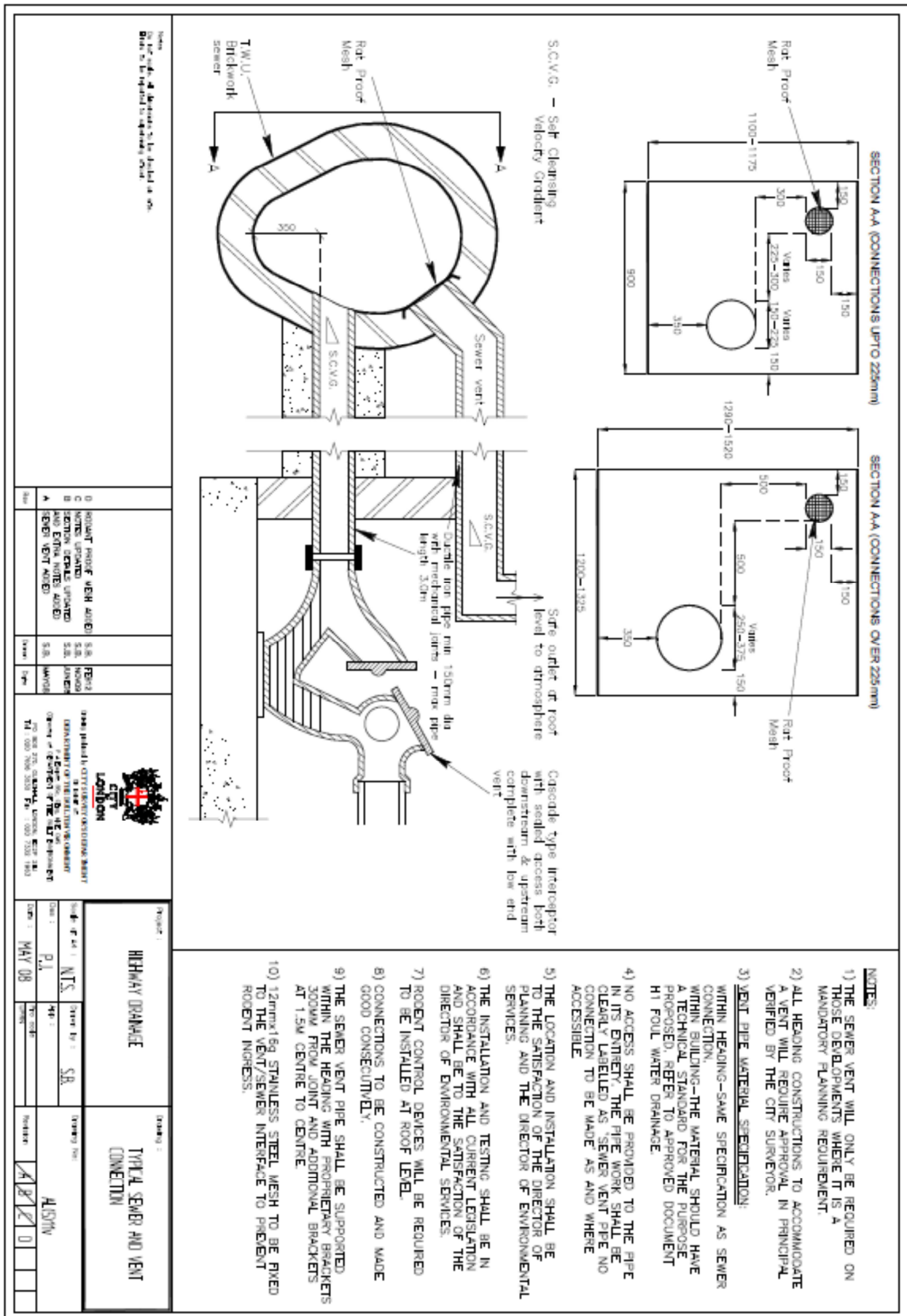
- a) The sewage system within the City historically vents to atmosphere via low level vents and any increases of discharge velocity (e.g. pumped drainage) of building effluent to the sewers results in the incidences of smells being reported. As justified smell complaints are treated as a statutory nuisance by this Department. It is **STRONGLY RECOMMENDED** where practicable and safe to do so all drainage should discharge via gravity.
- b) In the view of this authority there are rodents present within the sewers and special rodent control is therefore required, historically the measures this authority accepts is both by means of an interceptor trap and a sealed drainage system. You should discuss this matter with your Building Control Advisor/Inspectorate.
- c) There is a requirement under Section 62 of the Building Act 1984 for any person who carries out works which result in any part of a drain becoming permanently disused that they shall seal the drain at such points as the local authority may direct. You should therefore make arrangements to seal off any redundant communication drains connecting to the Thames Water Utilities (TWU) sewer at the point of communication with the local sewer and at the buildings curtilage.

Any failure in respect of these requirements may result in: -

1. *Charging of costs and expenses involved in attending site and auditing works.*
2. *Copies of documents concerning any default being placed on our Land Charges Register and disclosed to all subsequent enquiries*
3. *Charging for remedial works done in default and costs recovered from responsible person(s) which may be substantial in terms of cost and delays to the project.*

- **You are advised to submit proposals in writing concerning these matters to the above address:-**

If you require any further advice or information on this matter, then please do not hesitate to contact Mr Richard Lambert on 020 7332 3026 or email Richard.Lambert@cityoflondon.gov.uk. He is normally available, Monday to Friday, 09.00-10.00 a.m. and 16.00 – 16.45 p.m. at the above address.



Notes: Drawn by: A. Baynes, 15.10.12. Checked by: S. Baynes, 15.10.12. Date of issue: 15.10.12. Date of revision: 15.10.12.

0	ROOF RIGID VENT (A/B)	S.B.	FEV2	100	100	<p>THE LONDON CITY COUNCIL DEPARTMENT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES OPERATIONS & MAINTENANCE OPERATIONS & MAINTENANCE 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.</p>
1	ROOF RIGID VENT (A/B)	S.B.	FEV2	100	100	
2	ROOF RIGID VENT (A/B)	S.B.	FEV2	100	100	
3	ROOF RIGID VENT (A/B)	S.B.	FEV2	100	100	

Project:	Highway Drainage	Drawn:	Typical Sewer and Vent Connection
Scale:	1:50	Check:	AS/MS
Date:	MAY 08	Revised:	0

10) 12mmx16g STAINLESS STEEL MESH TO BE FIXED TO THE VENT/SEWER INTERFACE TO PREVENT RODENT INGRESS.

- 1) THE SEWER VENT WILL ONLY BE REQUIRED ON THOSE DEVELOPMENTS WHERE IT IS A MANDATORY PLANNING REQUIREMENT.
- 2) ALL HEADING CONSTRUCTIONS TO ACCOMMODATE A VENT WILL REQUIRE APPROVAL IN PRINCIPLE VERIFIED BY THE CITY SURVEYOR.
- 3) VENT PIPE MATERIAL SPECIFICATION: WITHIN HEADING-SAME SPECIFICATION AS SEWER CONNECTION.
- 4) NO ACCESS SHALL BE PROVIDED TO THE PIPE IN ITS ENTIRETY. THE PIPE WORK SHALL BE CLEARLY LABELLED AS 'SEWER VENT PIPE' NO CONNECTION TO BE MADE AS AND WHERE ACCESSIBLE.
- 5) THE LOCATION AND INSTALLATION SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND THE DIRECTOR OF ENVIRONMENTAL SERVICES.
- 6) THE INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH ALL CURRENT LEGISLATION AND SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF ENVIRONMENTAL SERVICES.
- 7) RODENT CONTROL DEVICES WILL BE REQUIRED TO BE INSTALLED AT ROOF LEVEL.
- 8) CONNECTIONS TO BE CONSTRUCTED AND MADE GOOD CONSECUTIVELY.
- 9) THE SEWER VENT PIPE SHALL BE SUPPORTED WITHIN THE HEADING WITH PROPRIETARY BRACKETS 300MM FROM JOINT AND ADDITIONAL BRACKETS AT 1.5M CENTRE TO CENTRE.

APPENDIX F

Traffic Management Requirements

General

The Contractor will be required to use designated traffic routes. These must be agreed during the site operations planning stage with the Department of Markets and Consumer Protection Highways Management Group (020 7332 3993).

If necessary, proposed routes will also be discussed with The City Police (020 7601 2143), Transport for London (020 7474 4770), Port Health and Public Protection (020 7606 3030) & The Metropolitan Police. (020 7230 1212).

Whenever possible vehicles must enter and exit the site in a forward direction, any exceptions to this rule must have prior consent from the Department of Markets and Consumer Protection Highways Division (020 7332 3578).

A competent banksman should be provided to assist your drivers accessing & leaving sites where there are busy streets etc., thereby ensuring pedestrian safety & minimal disturbance to other traffic.

Deliveries to the site should be properly co-ordinated. Parking in local streets whilst waiting for access to the site is not permitted. A 'parking dispensation' will be required for vehicles unloading or loading in the street. (Contact the Traffic Management Office on 020 7332 3553 to arrange this)

The contractor will be held responsible for any damage caused to the highway by site activities and will be required to carry out the temporary or permanent reinstatement of roads, kerbs, footpaths & street furniture to the satisfaction of the City.

The City encourages use of systems where vehicles serving sites regularly are identified by prominently displayed notices.

Contractors must not allow mud or other spoil from sites onto the highway adjacent to the site. Wheel washing plant or other means of cleaning wheels must be used before vehicles leave unpaved sites.

Arranging road closures in connection with crane & other heavy lifting equipment deliveries.

The correct procedure involves firstly telephoning the Pollution Team to agree the hours of operation and noise implications of your outline proposals on 020 7606 3030.

The 'mobile crane environmental health authorisation & structures form' – 'Appendix I' should then be completed and faxed to the Pollution Team on 020 7332 1316 for approval.

Once received, the completed form will be checked, any necessary amendments agreed with the applicant and returned to the applicant signed by the authorising officer.

Formal application for any crane operation and / or road closure must then be made in person to the Department of Built Environment's Traffic Management Office. Applications will only be considered by appointment, and applicants must have details of the proposed date, time and nature of the operation at this time. Also, a completed 'Appendix I' signed by the authorising

officer must be presented, together with the appropriate payment. For details of current charges or to make an appointment, telephone 020 7332 3553.

Important Note- Underground 'Structures'

The part of Appendix I relating to 'structures authorisation' must also be signed by the crane company's representative before it is presented to The Traffic Management office. It is the crane operators responsibility to check whether there are any underground 'structures' such as subways, car parks, vaults or railway tunnels under, or adjacent to the part of the highway where the crane is to be sited.

Operators must contact the City's Structures officer on 020 7332 1544 to discuss the operation and, if required, the owners of any private underground structures such as London Underground Ltd. (020 7222 1234)

Abnormal Loads

Prior permission for any **abnormal loads** (as specified in legislation enforced by the City of London & Metropolitan Police forces) is required from The City of London Police's traffic planning section (020 7601 2143) & The Metropolitan Police's abnormal loads section (020 8246 0931). Generally, such deliveries have to take place on weekdays after 19.00 hours or at weekends and may also require prior agreement from 'Transport for London'. Contact 020 7474 4770.



APPENDIX G

SITE INFORMATION SHEET

Department of Markets and Consumer Protection
 Port Health and Public Protection – Pollution Team
 City of London, PO Box 270, Guildhall, London EC2P 2EJ
 Working and Out of Hours Contact No: 020 7606 3030
publicprotection@cityoflondon.gov.uk

This form must be completed and forwarded to the Environmental Health and Public Protection, Pollution Team in advance of the start of activities on site.

Contact Details	
Date form completed:	Date works starting:
Site name and address (Site Plan to be attached)	
Name of Site Contact:	
Site Contact direct dial number e-mail address:	
Site 24 Hour Contact Number:	
Contractor Company Name:	
Name of Contractor Contact:	
Contractor address	
Contractor contact number and e-mail:	
Additional/Useful Contact Names and Numbers:	
Details of Works	
Proposed Working Hours:	
Approximate dates of Works:	
Brief Details of Works to be Carried Out:	
Noisy Works	

Plant and/or tools to be used and likely to be noisy:	
Works predicted to be noisy / or cause vibration and their location:	
Mitigation measures to minimise noise and vibration levels:	
Dusty Works	
Works generating dust and control measures	
Site Sensitivity	
Residents and businesses likely to be affected:	
Method of notifying residents and businesses	

For Environmental Health and Public Protection Use:

Officer/s	Contact numbers

Name:	
Signature:	
Position:	
Date:	



APPENDIX H

Department of Markets and Consumer Protection

Port Health and Public Protection – Pollution Team
 City of London, PO Box 270, Guildhall, London EC2P 2EJ
 Normal and Out of Hours Contact No: 020 7606 3030
publicprotection@cityoflondon.gov.uk

SITE HOURS VARIATION REQUEST SHEET

This form must be completed and returned to the Pollution Team at least 5 days before the activities are to take place. The site hours requested can only be worked if approval is given and this form is countersigned by relevant Environmental Health Officer(s).

Date:				
Company:				
Company Contact:				
Company Contact for Operation:				
Site Name and Address:				
Direct Number:				
e-mail address:				
Operation(s) including location on site:				
Date of operation(s)				
Proposed Working hours:				
Company contact(s) for operation(s):				
Details of operation(s):				
Reasons for the operation(s):				
Plant and/or tools used:				
Predicted noise levels at sensitive location¹	Location	High	Medium	Low
Mitigation measures to minimise high and medium levels of noise:				

¹ Criteria for predicted noise levels

High	Operations that involve frequent mechanical impact, large numbers of plant and/or are continuous for 30 to 60 min. in every 1 hour.
Medium	Operations that involve manual impact noise, movement of plant (e.g. excavation, movement of materials etc) and/or are continuous for 10 to 25 min. in every 1 hour.
Low	Little or no perceptible noise above background levels at receptor, manual activities, limited plant and/or are continuous for up to 10 min. in every 1 hour.

Residents and businesses likely to be affected. e.g. addresses, site maps etc.	
Notification method (copies of written communications to be included)	

For Environmental Health use:

Variation Number: _____

Variation Granted: YES/NO (delete as appropriate)

If **YES**, any additional comment/specific conditions:

--

If **NO**, please provide brief details/reasons:

--

Name:	
Signature:	<i>Environmental Health Officer</i>
Date:	



APPENDIX I

MOBILE PLANT ENVIRONMENTAL HEALTH AUTHORISATION NOTICE & STRUCTURES NOTIFICATION

publicprotection@cityoflondon.gov.uk

This form must be presented to the Street Management Office at your appointment, signed by the relevant Environmental Health officer(s).

Company Name:	
Contact Name:	
e-mail address:	
Telephone No/Site Contact Mobile No:-	
Company Address	
Street Name & Location (Where operation is to take place):	
Type Of Operation:	
Are any noisy operations involved?	
Weight of Crane:	
Type Of Traffic Prohibition:	
Date Of Street Management Services Appointment:	

(Times Requested): (please state **TIMES** below in the relevant section)

(Monday-Friday)	
(Saturday Only)	
(Sunday Only)	
(*Friday/Saturday-Sunday) <i>(please also state non operational times)</i> <i>(*delete where necessary)</i>	

Authorisation Declaration (to be signed by environmental officer)

State Name: (of environmental officer) [see Map]	Authorised Signature:	Date: (of confirmation)

B **STRUCTURES AUTHORISATION NOTICE**

Are there any underground City of London or Privately owned structures? (See List for Corp of London structures).	If YES, please provide documentation that permission has been provided.	Signature of Crane Representative:
		Date:
Yes	No	

If you fail to produce this form (signed by environmental health and crane company) at your appointment, you may have to book another appointment which will delay your operation.

To be completed by Street Management Services Officer at appointment:

INDEMNITY NUMBER:		DATES AGREED:	
SMS OFFICER:			-----
DATE:			-----



Appendix J

Residential Street Map

Revised Street map to be inserted



Appendix K

Department of Markets and Consumer Protection
Code of Practice for Deconstruction & Construction Sites Check List

Site Address:

Contractor:

Contact Telephone Number:

Emergency Telephone

Number (24hr):

A.	<u>Documentation to be held on site</u>	
	Scheme of Protective works, including measures for protecting (neighbours) (CoP 2)	Y/N
	Complaint and dust incident log with actions taken	Y/N
	Vibration and dust monitoring results	Y/N
	Environmental noise, dust, vibration and any other monitoring undertaken	Y/N
	Liaison meeting minutes, newsletters, letters to neighbours etc	Y/N
	Site hours variation sheets	Y/N
	Inventory of all non-road-mobile machinery with details of after treatment technology	Y/N
	Inventory and timetable of dust generating activities	Y/N
B.	<u>Scheme of Protective works and Liaison and Consultation Strategy (CoP 2)</u>	
	Pre start up discussions with the Pollution Team and other appropriate departments in the City of London (CoP 2)	Y/N
	Scheme of Protective works completed and submitted (CoP 2)	Y/N
	Liaison and Consultation strategy developed? to include:	Y/N
	- Identifying and contacting neighbours and interested parties, including Ward Member(s)	Y/N
	- Liaison officer appointed to deal with/inform neighbours	Y/N
	- Plans for communication with affected and interested parties	Y/N
	Proposed Scheme (as per CoP 2) presented to neighbours and interested parties, including Ward Member(s)	Y/N
	Evidence of communication with neighbours and interested parties	Y/N
	- Display board with site contacts	Y/N
	- at least fortnightly (unless otherwise agreed)	Y/N
	Site hours variation sheets being used for prior approval of works outside normal working hours.	Y/N
	Designated complaints/incidents logbook or register	
C.	<u>Hours of Work (CoP 3)</u>	
	Standard hours worked	Y/N
	Quiet hours observed (specified or checklist for monitoring)	Y/N
	Structural borne noise including party wall work identified and hours of work agreed with Pollution Team/Neighbours	Y/N

D.	<u>Vehicle Movement & Deliveries (CoP 3 and 4)</u>	
	Traffic management plan	Y/N
	Vehicle movements to the site minimised	Y/N
	Site hours observed in respect of deliveries	Y/N
E.	<u>Light Pollution (CoP 9)</u>	
	Site lighting positioned to prevent nuisance to residents or road traffic	Y/N
F.	<u>Noise & Vibration (CoP 2)</u>	
	Best Practical Means employed.	Y/N
	BMP considerations detailed in Environmental Management Plan <u>should</u> address the following :-	
A	Use of breakers kept to a minimum (leading edges etc)	Y/N
B	Main demolition carried out with hydraulic crushing plant e.g. munchers, crushers, nibblers etc.	Y/N
C	Diamond sawing / cutting use / option considered	Y/N
D	Other quiet methods considered / used	Y/N
E	Removing of spoil from upper floors by skip	Y/N
F	Isolation of deconstruction works from sensitive neighbours	Y/N
G	Bored or hydraulically jacked piling rigs. Fully “silenced” engines up to Euro standards and no reversing kelly / auger bars	Y/N
H	Mains electric powered equipment used, “super silent” generator supply when mains not available.	Y/N
I	Off site preparation where possible e.g. cutting of decking	Y/N
J	Static plant positioned away from neighbours and provided with acoustic housing	Y/N
k	Impervious hoardings 5kg/M ² > surface density erected	Y/N
L	Existing non-sensitive structures and site materials positioned as noise shields	Y/N
M	Existing facades and boundary walls left as long as possible. Windows boarded / bricked up.	Y/N
	Noise and vibration monitoring carried out and results available.	Y/N
	Ongoing dust monitoring of large sites	Y/N
H.	<u>Air Quality and Dust (CoP 4)</u>	
	List of all dust and emission control methods to be employed	Y/N
	Wrap buildings to be demolished	Y/N
	Provision for wheel washing on site	Y/N
	Details of fuel stored on site	Y/N
	Use of Ultra Low Sulphur Diesel (if available)	Y/N
	Non road mobile machinery fitted with particle traps (if available)	Y/N
	All loads covered when leaving site	Y/N
	Authorised on site personnel with knowledge of pollution controls and vehicle emissions	Y/N
	Sit personnel trained in best practice for dust control	Y/N
	Innovations are specifically taken on site to improve environmental conditions:	Y/N
	a) How are they reported (who to, why and where etc)	
	b) How are they monitored (by whom, when and where etc)	
I.	<u>Waste Management (CoP 6)</u>	
	Waste Management Plan	Y/N
	Generation of waste kept to a minimum by re-use, recycling, back filing with site spoil minimum packaging for site plant / materials	Y/N
J.	<u>Site Waste Water (CoP 7)</u>	

	Consent waste water generated as trade effluent obtained	Y/N
	Dewatering of site via settlement tanks and reuse for watering down dust etc.	Y/N
	List of chemicals to be added to water to improve dust suppression	Y/N

Department of Markets and Consumer Protection

Code of Practice for Deconstruction and Construction Sites

Seventh Edition – May 2013



Department of Markets and Consumer Protection
City of London
PO Box 270
Guildhall
London
EC2P 2EJ

Foreword

This is the seventh version of the Code of Practice developed by the City of London's Pollution Control Team to encourage the use of the best environmental options in planning and managing construction and deconstruction (demolition) in the City of London. The area is densely populated by residents, many types of business, and other sensitive premises, all of which can be affected by your work and associated activities. This Code meets one of the main aims of the City Noise Strategy, which is to prevent or minimise noise emissions and noise impacts from new developments.

This Code seeks to set out simply and clearly what constitutes acceptable site practice within the City. It is intended to help developers, architects, engineers and construction professionals to plan, cost and manage the environmental issues which frequently arise in the industry.

In the City we encourage a flexible approach to addressing environmental problems. I must emphasise that this needs early and, in some cases, frequent liaison with the officers in the Pollution Control Team who should be consulted at all stages of project planning, programming and operation, so that the best options for your site can be developed.

This seventh edition of the code generally revises and updates the original version. It contains further guidance on prevention of air pollution from activities on site, and a number of forms and check lists have also been improved.

Additionally, we encourage you all to apply, via our Considerate Contractors Scheme (CCS), for the Environmental Award. This will recognise those sites/companies who innovate to protect the Environment in the City each year, and this year will look in particular at improvements in the field of air quality.

The Code takes into account current best practice and new technology already adopted by many sites in the City.

I hope you will find this guidance useful in planning and managing your site activities.

John Tomlinson
Chairman of Port Health and Environmental Services Committee

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Forward by John Tomlinson

Chairman of Port Health and Environmental Services Committee

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Note: Copies of this Code of Practice can also be accessed via the City's website at:

www.cityoflondon.gov.uk/business/environmental-health/environmental-protection/noise/construction-information-and-advice/Pages/default.aspx

1 Introduction and Use

Introduction

- 1.1 At any one time there are many active deconstruction, construction and refurbishment sites within the City of London. The work is essential in order to enable the City to maintain its status as a world class centre of business and finance. Some of the activities involved and listed in this document can often disturb and disrupt neighbours and users of the surrounding area. To help developers and their contractors minimise disturbance, the City of London has prepared this Code of Practice detailing the standards to which they expect sites to be maintained and operated
- 1.2 The environmental impacts of construction work must be considered as early as possible in the project. Where potential adverse impacts are identified, measures to offset or reduce them should be incorporated into the project proposals at the earliest stage and taken into account in the final cost. These matters must form part of the 'Scheme of Protective Works' to be submitted to the Pollution Team in the Department of Markets and Consumer Protection. We wish to encourage best practice and new innovation in Environmental Matters and welcome all companies/sites to take part in the CCS Environment Award.
- 1.3 *Note: The term Contractor used within this Code of Practice includes Principal Contractors, Construction Managers, Trade Contractors and other similar roles. Ultimate responsibility rests with the Principal Contractor although the developer (or promoter of the project) will clearly have an interest in ensuring that works are undertaken with minimum disruption.*

Use and Application of the Code of Practice

- 1.4 This Code is intended as a guide to 'Best Practicable Means' but must not replace consultation between developers, contractors and regulators. Throughout all stages of a project, discussion with the City of London is actively encouraged. The Code should be requested by developers during the planning application process as an informative document, allowing the developer to discuss terms tailored to their specific development with the City of London. Developers must ensure that Contractors are fully aware of this Code and its implications, in particular the requirement for proactive and effective community Liaison and Consultation (section 2).
- 1.5 Adherence to this Code will demonstrate a positive attitude and commitment towards minimising environmental impacts and will be used as one of the main methods of assessment within the City's Considerate Contractor Scheme. Many consents granted by the City of London under Planning Acts will include conditions which refer to the standards in this Code.
- 1.6 The Code follows a methodical approach to construction works and sets standards to be followed. Not all parts of this Code will apply to every construction project. However, the City will expect all Contractors to comply with the spirit of the Code, with appropriate provisions being applied to the site at all times. This should allow local residents and businesses to continue operating with minimal disturbance.
- 1.7 Where two sites (or more) are operating in close proximity to each other the impact of all operations on neighbours will be taken into account when applying controls to mitigate any

environmental effects. It will be expected that arrangements for liaison between sites as well as the City are made at the beginning of projects to ensure that the joint impact from the work of all sites in the locality is kept to a minimum.

- 1.8 Although this Code gives an outline of legal requirements, it is not an authoritative statement of the law. Where necessary in accordance with its policy statement on enforcement, the City of London will not hesitate to enforce the statutory powers they have. A list of relevant guidance and legislation are included as Appendix A. A checklist to help ensure that all relevant areas of concern are considered is set out in Appendix K.

2 Community Liaison and Consultation

Summary:

The Contractor needs to:

- demonstrate ‘best practicable means’ by contacting the City of London *well in advance of* works commencing to discuss the proposed works and the scope of liaison and ‘Scheme of Protective Works’ to be submitted for protecting nearby residents and commercial occupiers (hereafter referred to as *neighbours*);
- identify neighbours and interested parties (including where appropriate Ward Members) and consult with them **before** finalising the Scheme of Protective Works;
- maintain dialogue and information exchange with the City of London’s Pollution Team, neighbours and interested parties throughout the proposed works;
- respond to complaints and resolve where practicable; and
- ensure neighbours and interested parties are kept informed of works as they progress and are consulted where necessary.

Scheme of Protective Works

- 2.1 Prior to work commencing on each stage of the development, the Contractor **must** contact the City of London’s Highways Division and the Pollution Team, in order to:
- agree the scope of the ‘**Scheme of Protective Works**’ to be submitted; and
 - identify the scope of community liaison and consultation.
- 2.2 The Contractor must demonstrate ‘Best Practicable Means’ (BPM) and create a ‘Scheme of Protective Works’ for protecting neighbours. As part of this Scheme, the Contractor is expected to have and apply appropriate liaison and consultation approaches to minimise the environmental impact on neighbours.
- 2.3 The scope of the Scheme and extent of liaison will be site dependent, having regard to the scale of works and the potential for disruption to neighbours. Figures 2.1, 2.2 and 2.3 will be used to guide the scope required. Figure 2.4 is a guide to the information which may be required in the ‘Scheme of Protective Works’.

Figure 2.1 – Category of Site

Site Sensitivity ↑	<i>High</i>	Category 2 Site	Category 1 Site	Category 1 Site
	<i>Medium</i>	Category 3 Site	Category 2 Site	Category 1 Site
	<i>Low</i>	Category 3 Site	Category 3 Site	Category 2 Site
		<i>Minor Development</i>	<i>Medium Development</i>	<i>Large Scale Major Development</i>
		Size and nature of development →		

Figure 2.2 - Deciding on the Size, Nature and Sensitivity of the works

Size of the development	
<p><i>Large scale Major Developments</i></p> <ul style="list-style-type: none"> • Residential - 200 or more units • Industrial, commercial or retail floor space -10,000 square metres. <p><i>Medium Developments</i></p> <ul style="list-style-type: none"> • Residential between 10 and 199 (inclusive) units. • For all other uses - floorspace between 1,000 square metres and 9,999 square metres or where the site area is between 0.5 hectare and less than 2 hectares. <p><i>Minor Developments</i></p> <ul style="list-style-type: none"> • Residential - Between 1 and 9 (inclusive) units. • For all other uses - floorspace of less than 1,000 square metres or where the site area is less than 1 hectare. 	
Nature of the works	Sensitivity
<ul style="list-style-type: none"> • Type of works and its impact • Duration of works • Working hours 	<ul style="list-style-type: none"> • Proximity of site to neighbours • Number of people affected • Type of neighbour • Duration of works

Figure 2.3 - Scope of Information to be Provided

<p>Category 1 Site (site example: construction and or deconstruction sites)</p>	<ul style="list-style-type: none"> • Prior consultation with the Pollution Team; • Approval by Pollution Team of Full Scheme of Protective Works; • Full level of community engagement in Liaison and Consultation section below, including Ward Member(s), about the works.
<p>Category 2 Site (site example: retainment of façade with internal works)</p>	<ul style="list-style-type: none"> • Prior consultation with the Pollution Team; • Approval by Pollution Team of Scheme of Protective Works; • Communication as per figure 2.5 below
<p>Category 3 Site (site example: involving a refurbishment only)</p>	<ul style="list-style-type: none"> • Communication as detailed in figure 2.5 below.

Figure 2.4 - Scheme of Protective Works

Basic Information – (Site Information Sheet - see Appendix G)	
<ul style="list-style-type: none"> • Site Contact Details • Contractor Contact Details • Description of works to be carried out – including working hours and duration, • Summary of Noisy works and mitigation • Summary of Dust emitting Works and mitigation • Site Sensitivity and methods of notifying neighbours 	
Detailed Information (subject to discussion with Pollution Team)	
1) Programme of Proposed Works	including start and finish dates of principle stages
2) Working Methods	and justification thereof with reference to BPM (see <i>Control of Pollution Act 1974, s72</i>) and this code
3) Protective Works	including an identification of all activities which have the potential to cause disturbance to neighbours from noise, dust and vibration; where applicable, results of background noise assessments, noise and vibration predictions, and details of the necessary 'Protective Works' i.e. how neighbours will be protected from the impacts of those activities identified
4) Monitoring Regimes	Proposed monitoring regime for noise, dust and vibration (where applicable) together with procedures to respond to non-compliances in relation to any trigger levels set for noise, dust and vibration
5) Liaison & Consultation Strategy	see section 2.5 – 2.10 below
6) Complaints Procedure	A system and procedure for dealing with enquiries and complaints from the public(see section 2.11 to 2.16 below)
7) Site Logistic Plan	which includes a consideration of consolidated deliveries, minimised vehicle movement and appropriate routes to and from the site
8) Site Plans	to include drainage plan, identification of all Party/Boundary walls and details of any agreements with neighbouring premises / occupiers.

2.4 For Category 1, 2 and 3 sites, throughout the construction/deconstruction works, regular dialogue between the Contractor and the City of the London should take place and meetings with the City may be held. The names and contact details of appropriate site personnel must therefore be forwarded to the Pollution Team at the earliest opportunity to facilitate liaison. A list of useful City of London contact names and telephone numbers is included in Appendix B. The liaison requirements for all sites are set out in figures 2.1 to 2.5.

Liaison and Consultation Strategy

2.5 The Liaison and Consultation Strategy should identify all neighbours and specify individuals and groups who may be affected by, and consulted with, regarding activities at the site. The strategy should include the contact details and programme for engagement. The Contractor should therefore identify the following:

- City of London Ward Member(s) for the site; who can be identified via the City of London Website at: <http://democracy.cityoflondon.gov.uk/mgFindMember.aspx> or by contacting the Pollution Team. A copy of the Ward boundaries can be found in Appendix L and an interactive map can be found at:
<http://www.cityoflondon.gov.uk/about-the-city/how-we-work/elections-and-wards/Pages/ward-boundaries-map.aspx>
- All neighbours and premises which may be affected by the site's activities, including:
 - any residential properties;
 - hotels, hostels and hospitals;
 - offices;
 - lunchtime catering premises;
 - public houses;
 - those affected by party wall/shared party element works (see section 3.7 for guidance);
- Local Community Groups such as the Barbican Association, Castle Baynard Residents and Smithfield Trust; and
- Other interested parties (e.g. other construction / deconstruction sites in close proximity, utility and street works in the area and City of London Festival).

2.6 *Identification of residential premises*

Reference should be made to the Residential Streets map (Appendix J), which identifies residential areas within the City. New residential developments are continually appearing, so the Pollution Team should be consulted in order to obtain the most up to date information. For this reason, the Contractor should also reevaluate the area in close proximity to the site from time to time. This will enable the Contractor to identify new groups or individuals who may be affected by the site's activities.

2.7 With reference to Figure 2.5 below, the Liaison and Consultation Strategy should include:

2.8 *Initial Consultation*

Prior to each project stage, provide a briefing/presentation of the 'Scheme' (detailed above) to the Ward Member(s), Local Community Groups, businesses and other individuals identified. Briefings should include:

- Details of the 'Scheme of protective Works' in a readily understandable form;
- formal presentation, question and answer session or drop in sessions;
- information regarding how the works will enhance and benefit the local environment for neighbours; and
- Opportunity to provide feedback on the proposed works should be invited and responded to in writing; where practicable, amendments to the Scheme should be made to address concerns raised. The *finalised* Scheme should be provided to the City's Pollution Control Team and where requested, the Ward Member(s), neighbours and interested parties.

2.9 *On-going Communication*

- Plans for at least fortnightly communication (or as otherwise agreed) with neighbours and interested parties (identified above), for example by newsletter, in order to keep neighbours informed about current progress and planned works. The newsletter should also contain the information suggested below, together with details of the Pollution Team contact:
 - The location of the planned works;
 - The type of planned works which are anticipated to give rise to effects on adjacent residents;
 - The duration of the planned works and the periods within which works will be undertaken (i.e. whether during normal working hours, during the evening or overnight);
 - The anticipated effects of the planned works;
 - The measures to be implemented in line with the Scheme of Protective Works to mitigate the impact of the planned works;
 - Contact details for enquiries; and
 - Complaints Procedure.
- A display board should be erected outside the site, which as a minimum shall identify key personnel, contact addresses, web site and telephone numbers, including complaint contact numbers. Additional information should include details of the scheme and its progress.

2.10 *Other Communication*

- The Contractor should appoint a responsible person to liaise with the City, neighbours and interested parties in order to keep them informed of matters likely to affect them. Good relations can be developed by keeping neighbours informed of progress and by responding to complaints quickly and fairly.
- Site Hours Variation Request Procedure (as per paragraph 3.10) to be followed for *ANY* works outside the ‘standard hours’ or within the ‘quiet hours’;
- Arrangements should be put in place for notifying or alerting neighbours in advance of unplanned noisy works, were applicable;
- Feedback should be requested from neighbours throughout the project and at the end, in order to allow modification of activities to reduce impact;

Fig 2.5 – Communication Requirements per Site Category	Category 1 Site	Category 2 Site	Category 3 Site
Identification of neighbours who may be affected	✓	✓	✓
Notification of works to Ward Member(s)	✓	possible	
Initial Consultation			
Scheme of Protective Works in an understandable form	✓	✓	
Presentation/drop in session/question and answer session	✓		
Explain how works will enhance area	✓		
Request feedback to proposed Scheme of Protective Works	✓		
On-going Communication			
Regular communication e.g. newsletters	✓	✓	
Display board / information outside site	✓	✓	✓
Other Communication			
Responsible person to liaise with the City	✓	✓	✓
Site Hours Variation Procedure as per paragraph 3.10	✓	✓	✓
Feedback obtained throughout the works	✓		

Complaints Procedures

- 2.11 The contractor will establish a system and procedure for dealing with enquiries and complaints from the public.
- 2.12 Contact numbers, email and postal addresses for the enquiries and complaints system will be displayed on signs around the construction site and will be published on the website and newsletters.
- 2.13 Where complaints are made, the Contractor is expected to respond by investigating the complaint quickly and sympathetically, taking action to resolve the problem where the complaint is justified. If no resolution can be found the complaint should be referred to the City of London. A Contractor's response to complaints is an important criterion when evaluating the performance of the site for the Considerate Contractor Scheme.
- 2.14 The Contractor must maintain a designated complaints/incidents logbook or register covering:
- the nature of the complaint;
 - the cause; and, where appropriate,
 - the remedial action taken.
- 2.15 The City may request to see the complaints/incidents logbook at any time.
- 2.16 Complaints received by the City of London will be investigated. This will involve discussions with the Contractor and, if appropriate, monitoring or surveillance. Enforcement action may be taken if the complaint/s are justified.

Other Consultation

- 2.17 The City of London must be told in advance of any unusual activities including planned out-of-hours working. The Site Hours Variation Request Sheet (Appendix H) must be completed e-mailed to the Pollution Team at least 5 days before the activity is to take place. Approval or the reasons for refusal will be countersigned and e-mailed back. Unless approval is given and the sheet is available for inspection, an Officer attending the site, in response to a complaint, may require the noisy work to stop. .
- 2.18 The Pollution Team must be supplied with a current 24-hour call out number that will be answered in the case of a complaint or an emergency. It is also recommended that contractors contact the City of London Police service to ensure a security assessment is carried out.
- 2.19 Where construction activities are being undertaken on two or more sites in close proximity, regular meetings should be arranged and attended by representatives from each site and the City of London in order to minimise cumulative impacts. Items for discussion may include:
- Activities to be undertaken;
 - requirements for road closures;
 - out of hours work;
 - neighbour liaison;
 - monitoring results; and,
 - requirements for mitigation.
- 2.20 The appropriate body must to be contacted with regard to wastewater generated from site activities which is classified as trade effluent. See section 7.

- 2.21 Contact must be made with the City of London Drainage Services Group (020 7332 1105) or Thames Water Utilities (0845 9200 800) before any work is undertaken on connections to sewers or drains running under the public highway. See Section 7.
- 2.22 The Contractor must ensure that the Department of Built Environment (Development Management) has been contacted via 020 7332 1710 to establish whether the site contains a listed building, scheduled ancient monument or archaeological remains, and what specific requirements are included in the planning permission, listed building consent or conservation area consent. Details scheduled monument consent should be obtained from English Heritage. Contact on 020 7973 3000. See Section 8.
- 2.23 The Contractor must ascertain whether any trees on the site or in immediate area are either protected by Tree Preservation Orders or fall within a Planning Conservation Area prior to works starting. This may be done by contacting the Department of the Built Environment (Tree Officer) on 020 7332 1708. See Section 8.
- 2.24 Prior to commencement of works on-site, an ecological survey should be undertaken by a qualified professional to confirm the absence of birds, bats and any other protected species which may be nesting/roosting within buildings or vegetation. If present, appropriate mitigation measures should be undertaken following consultation with the City's Department of Open Spaces who can be contacted on 020 7332 3505. See Section 8.

Considerate Contractor Scheme

- 2.25 The Considerate Contractor Scheme (CCS), pioneered by the City of London in 1987, aims to encourage building and civil engineering contractors working adjacent to the City's streets to carry out their operations in a safe and considerate manner, with due regard to passing pedestrians and road users. Details are set out in Appendix C of this Code. As part of the scheme, all contractors will be evaluated by the Pollution Team for their level of co-operation and compliance with this Code of Practice.

3 Noise

Summary:

The Contractor must:

- contact the Pollution Team to agree the working hours and methods to be used which may generate noise and vibration prior to the commencement of any work on site (see Section 2 – Scheme of Protective Works);
- Adhere to ‘standard’ hours for noisy site work and ensure that best practicable means are used to mitigate noise and vibration impacts on neighbours;
- Observe ‘quiet hours’ where City business activities may be affected by noise or vibration;
- ensure that if work is planned to take place outside the ‘standard’ hours, prior approval is obtained from the Pollution Team using the ‘Site Hours Variation Request’ procedure

Introduction

- 3.1 The high level of intensive development in the City, including major office redevelopments in the east and infrastructure projects, can have significant environmental impacts on occupiers of nearby noise sensitive premises. Protecting City businesses, residents and other noise sensitive premises (e.g. schools) from noise and vibration impacts of construction sites is essential to the City’s continuing reputation as an excellent place to live, work and to do business.
- 3.2 This Code of Practice is a notice of the City of London’s general requirements under Section 60 of the Control of Pollution Act 1974. The Contractor may also be informed of additional requirements during consultations with the City of London.
- 3.3 Complaints about excessive noise disturbance found to be justified may result in a Section 60 notice, under the Control of Pollution Act 1974, being served by the City of London. This will generally require the Contractor to adhere to these quiet working hours.

Hours of Work

- 3.4 Prior to commencing work, contractors **must** contact the Pollution Team in order to agree hours of work. If no-one is disturbed by works then there is no absolute bar to 24-hour working; however, such circumstances are rare in the City. Where residents and commercial activities are significantly affected or are likely to be affected, the standard times of operation will be restricted.
- 3.5 **Standard Hours**
‘Standard’ hours permitted for **noisy** work will normally be the following:
- 08:00 - 18:00 hours (Monday to Friday);
 - 08:00 - 13:00 hours (Saturday) ;
 - No noisy working is permitted on Sundays, Bank or public holidays.

3.6 ***Quiet Hours***

The City also requires time restrictions on noisy works to reduce noise disturbance to businesses. These times are known as '***quiet hours***' which are:

- 10:00 - 12:00 (Monday to Friday);
- 14:00 - 16:00 (Monday to Friday).

3.7 'Quiet hours' are put in place to give nearby commercial occupiers at least 4 hours without noisy working from street and construction sites during the working day. These periods may be subject to variation in particular circumstances, for example during lunchtimes, adjacent to eating places or businesses where the majority of trade is carried out at lunchtimes.

3.8 **Work outside standard hours and during quiet hours**

Outside '*standard hours*' and during '*quiet hours*' the following activities will not usually be permitted:

- Cutting using power tools;
- Breaking out using power tools;
- Other noise generating activities, depending on the specific location of site and neighbours.
- The use of impact fasteners;
- The loading of heavy materials;
- Other noisy activities, depending on the specific location of site and neighbours, deemed unacceptable by Environmental Health Officers.

3.9 Work outside 'standard hours' or during 'quiet hours' may be considered in order to support the City's businesses and also the needs of local neighbours e.g. proximity to restaurants, places of worship or residential properties.

3.10 ***ANY works outside the 'standard hours' or within the 'quiet hours' can only be undertaken with the approval of the City using the Site Hours Variation Request Sheet (Appendix H), and will only be granted in exceptional circumstances. See Section 10 for more details. Approval will be conditional on the Contractor informing neighbours in advance of the proposed work and satisfying City Pollution Team as to how this has been done.***

3.11 Where, in the opinion of Environmental Health Officers, structurally transmitted noise adversely affects neighbours, a likely restriction between 09:00 - 17:00 hours will be imposed. For complex sites with a neighbour mix including residential, retail, and commercial properties, advance negotiation with all parties and the Pollution Team is expected of the Developer/Contractor, as restrictions may have significant implications for cost and timing of the project. For more information on structure borne noise see Section 9.0 (Noise and Vibration).

Methodologies

3.12 In addition to working hours and community liaison, all works must be carried out in accordance with BS 5228-1:2009 and BS 5228-2:2009. All works must employ Best Practicable Means as defined by Section 72 of the Control of Pollution Act 1972 to minimise the effects of noise and vibration. The City must be satisfied that all means of managing and reducing noise and vibration, which can be practicably applied at reasonable cost, have been implemented.

- 3.13 A written evaluation of methodologies used must be made available to the City of London and include justifications with regards to the minimisation of noise and vibration (see section 2 and figure 2.4).
- 3.14 The City considers the off-site preparation of as many materials as possible an essential requirement for Best Practicable Means, in particular for the cutting of decking and steelwork.
- 3.15 Where appropriate, the following measures to minimise noise and vibration levels should be adopted:
- Employing only modern, quiet and well-maintained equipment (all equipment must comply with the EC Directives and UK Regulations set out in BS 5228-1:2009);
 - Using low impact techniques, such as demolition munchers and bored or hydraulically-jacked piling rigs;
 - careful planning of the sequence of work in order to minimise the transfer of noise/vibration to neighbours;
 - using fully silenced modern piling rigs with engines to Euro Standard IV and careful operation of the rig so there is no reversing of the Kelly/auger bars;
 - using electrically powered equipment run from the mains supply, or when this is not available, generators compliant with Euro Standard IV;
 - use of screws and drills rather than nails for fixing hoardings etc;
 - careful handling of materials & waste such as lowering rather than dropping items;
 - taking steps to isolate the deconstruction works from sensitive neighbours, in order to minimise the transfer of vibration and structure borne noise;
 - erection of acoustic screens or enclosures where necessary;
 - avoidance of unnecessary noise (such as engines idling between operations, shouting, loud radios or excessive revving of engines) by effective site management.
- 3.16 Where control at source is not practicable or adequate, the distance between noise/vibration sources and sensitive neighbours should be maximised and the transmission path interrupted, with options considered in the order of source-pathway-receptor. Where practical this can be achieved by:
- Sitting of stationary plant and loading/unloading areas;
 - erecting impervious hoardings, of at least 5 kg/m² surface density, where possible higher than the line of sight to neighbours;
 - leaving building façades and boundary walls intact as long as possible during demolition and boarding/bricking up windows;
 - the use of existing non-sensitive structures as shields; and,
 - the use of temporary structures;
 - cutting of transmission pathways for vibration.
- 3.17 In addition to mitigation strategies above, a Liaison and Consultation Strategy (as detailed in section 2) should be implemented as an essential element of the Best Practicable Means to minimise the effects of noise and vibration.

Monitoring Regimes

- 3.18 The City encourages contractors to undertake regular intelligence-led monitoring of noise and vibration levels by looking at the work programme and identifying aspects likely to cause significant noise/vibration. Receptor points are to be agreed with the City of London

prior to initiation of monitoring. Results should be compared against suitable baseline data as a useful means of:

- Controlling noise and vibration, and identifying problems at an early stage (it is particularly valuable to carry out monitoring during the early stages of a project);
- providing an objective basis for evaluating complaints;
- safeguarding Contractors against claims of damage.

- 3.19 Prior to commencing work, it is essential to undertake monitoring of ambient noise levels around the site at sensitive neighbours (this should be agreed with the City Pollution Team). This will provide baseline data for comparison with levels present during the works. This baseline assessment should be submitted to the Pollution Team. A baseline vibration exercise will be unnecessary unless neighbours are clearly affected by any existing source of substantial vibration e.g. a tube line.
- 3.20 Where there are party walls or neighbours are otherwise directly attached to elements of the site, the noise, vibration and structural implications of the proposals will require individual and detailed evaluation.
- 3.21 In some circumstances, the Pollution Team may require continuous monitoring combined with a real-time alarm system, with details to be agreed on an individual basis.
- 3.22 Noise measurements should ideally be taken with a Class I Integrating Logging Sound Level Meter calibrated (before and after) with a Class I Acoustic Calibrator. L_{Aeq} , LC_{peak} and $L_{AFmax, F}$ noise levels should be recorded together with a record of all events potentially affecting the noise level at the time of monitoring.
- 3.23 *Note: The period over which the L_{Aeq} parameter should be averaged must be agreed with Environmental Health Officers.*

Noise Limits

- 3.24 The suitability of specific noise limits is highly dependent upon the individual situation. The factors to be considered include:
- The characteristics of the noise and its potential effect on the neighbours;
 - Baseline ambient noise levels; and,
 - The nature and duration of the works.
- 3.25 In addition, following complaints, specific noise levels may be set to prevent speech interference in offices and loss of trade.
- 3.26 The City of London expects noise from the site to be controlled to an acceptable level. In the City environment this can be a difficult balance and ‘best practicable means’ must be applied to reduce noise and vibration as far as possible.
- 3.27 Noise levels within businesses during noisy periods must enable workers to carry out conversations, both face-to-face and on the telephone, and allow normal business to be conducted. It is considered that an internal noise level of 65 dBA or above is likely to cause annoyance and interference (dependent on the noise characteristics).
- 3.28 Such noise should be restricted to hours outside the normal working day of 09.00 – 17.00. Timings of works with noise levels exceeding 65dBA should be discussed and agreed with Environmental Health Officers prior to commencing.

Vibration Limits

- 3.29 When carrying out works which may produce vibration, all potential receptors must be considered, with particular attention to be paid to the following:
- Occupiers and users of buildings
 - Hospitals or laboratories
 - IT related issues; and,
 - Cosmetic or structural damage to buildings or heritage sites.
- 3.30 People's response to perceptible vibration is accentuated by their fear of building damage. Suitable guidance upon the levels of vibration, which may cause building damage, can be found in BS 7385-2:1993.
- 3.31 Guidance relating to the potential effect upon the operation of computers and other relatively sensitive equipment can be found in Section 8.6 of BS 5228-2:2009.
- 3.32 Complaints of vibration are usually concerned with fear of the unknown and the potential effects of relatively low levels of vibration in buildings. This problem is best addressed by:
- Liaison with all parties potentially affected, with explanations given of precisely when they are likely to be affected by specific activities;
 - Monitoring affected parties to reassure occupants as to the relative levels of vibration compared with building effect (BS 7385-2:1993).
- 3.33 Vibration meters should preferably record 3 orthogonal Peak Particle Velocity values (15 minutes of 10 second or shorter samples). Where complaints are received, the Contractor/client should consider the need for monitoring at neighbouring premises.

Vehicle Movements, Deliveries, Loading and Unloading

- 3.34 Vehicle movements, deliveries, loading and unloading can cause considerable noise and disruption to neighbours as a result of the following:
- reversing beacons;
 - running engines; and
 - noisy material being loaded and unloaded
- 3.35 All loading, unloading and deliveries of materials and plant to the site and removal of waste should, where possible, be carried out within normal site working hours. Any early morning or evening deliveries must have approval from the Pollution Team. This must be requested using the copy of the Site Hours Variation Request Sheet (Appendix H).
- 3.36 The site layout should be designed to minimise potential effects on neighbours. A competent banksman should be employed to provide assistance to vehicles accessing and leaving the site, thereby ensuring minimal traffic disturbance and pedestrian safety.
- 3.37 Vehicle movements should be planned to ensure that lorries do not arrive or depart outside standard hours. No daytime or night-time parking of lorries will be permitted outside agreed areas.
- 3.38 Where appropriate, deliveries should be arranged on a just-in-time basis in order to prevent vehicles queuing outside site.

- 3.39 Appendix F of this code summarises the City of London's traffic management requirements for vehicle movements, site deliveries, street closures, crane operations and abnormal loads. This can be copied for use of subcontractors and others.

Party Wall work

- 3.40 Work to party walls and major works in partially occupied buildings will be strictly controlled, and are **usually barred between 09:00 and 17:00 hours** when noise and/or vibration could be transmitted to neighbouring properties and businesses. Working hours for Party Wall work must therefore be agreed with the City's Pollution Control Team prior to works commencing.
- 3.41 Vibration monitoring should be considered to reassure neighbours and assist in demonstrating that levels do not exceed those which may cause structural damage to adjoining buildings. Complaints relating to vibration can cause considerable delays, particularly during demolition piling and ground work phases of construction activities. Noise should also be considered to assist in determination of acceptable levels.
- 3.42 Where works are carried out close to, or on, a party wall, The Party Wall Act 1996 may apply. The Contractor must consider all aspects of this Act and allow sufficient time to comply with it.

Scaffolding and Gantries

- 3.43 Scaffold erection or dismantling can cause disturbance to site neighbours. All works must be undertaken in accordance with the Environmental Services Guidance Notes for Activities on the Public Highway and be subject to a licence under the 1980 Highways Act. Subsequent erection and dismantling activities must be agreed with the Pollution Team, and comply with prescribed times.
- 3.44 Appendix D sets out detailed information on the requirements of the City for scaffolding and gantries.

Cranes, Lifting of Heavy Equipment, and consequent Road Closures

- 3.45 The erection of fixed cranes, rigging, and use of mobile cranes on the highway and lifting of heavy equipment often has to be undertaken outside normal working hours. All these street-based activities require prior consent from **both** the Highways Division **AND** the Pollution Team. Although it is normally the crane company's responsibility to obtain prior approval for the works, the Contractor should ensure this has been done.
- 3.46 The Pollution Team's approval for the work is required to ensure that all plans are appropriate for the location, and that steps have been taken to mitigate any disturbance to commercial or residential neighbours. The application for this must be accompanied by a lifting plan.

- 3.47 The correct procedure involves the following:
- Firstly, telephone the Pollution Team to agree the outline proposals (020 7606 3030).
 - Secondly, the 'mobile crane environmental health authorisation notice & structures notification form' (Appendix I), together with a lifting plan, should be fully completed and returned to the Pollution Team for scrutiny/approval.
 - Once received, the completed application form will be checked, any necessary amendments agreed with the sender, and returned to the applicant with the appropriate signature. This can then be presented to the City's Street Management Office at a previously agreed appointment (020 7332 3553).
- 3.48 *Note - The part of Appendix I relating to 'structures authorisation' must also be signed by the crane company's representative. It is the crane operators responsibility to check whether there are any underground 'structures' either under or in the vicinity of the highway where the crane operation is sited - see Appendix F for full details.*
- 3.49 Crane oversailing must be agreed with the City of London and/or site neighbours. Under section 177 of the Highways Act 1980, site cranes require a licence if the jib at any point extends over the public highway. Application for this licence should be made to the Department of Markets and Consumer Protection Highways Division. A charge may be levied for oversailing the public highway.

4 Air Quality

Summary:

The Contractor must:

- ensure the Scheme of Protective Works submitted includes an evaluation of the dust and air quality implications of activities at the site; and
- utilise techniques to ensure the air quality in the City of London is not adversely affected by activities at and associated with the site.

Introduction

- 4.1 Under Part IV of The Environmental Act 1995 and the Governments UK Air Quality Strategy, Local Authorities are required to work towards achieving national air quality objectives. The City of London has some of the worst air quality in the Country and has been declared an Air Quality Management Area with particular focus on PM₁₀ and oxides of Nitrogen.
- 4.2 The UK is facing the prospect of large fines from the European Commission for failure to meet air quality Limit Values. Recent studies have demonstrated that poor air quality and dust have a significant impact on public health in London, with the equivalent of over 4,000 premature deaths in London in 2008 attributable to poor air quality; this issue is now therefore of the highest priority.
- 4.3 Construction and de-construction sites in the City are therefore expected to meet the highest possible standards for control of air pollution and dust.

Evaluation of Dust and Air Quality

- 4.4 The ‘Scheme of Protective Works’ submitted to protect neighbours should include the identification of activities which could adversely affect air quality. This assessment should include a methodology laying out details of, and controls over, all relevant activities which may affect air quality. The scheme should consider the entire lifetime of the project and sequence of works, and consider details to minimise the site’s impact on air quality such as vehicle type and movements, the water supply for the site (for dust mitigation), plans to deal with debris and specific areas to be encapsulated etc.
- 4.5 In order to reduce air pollution in the City, the construction and deconstruction industry is expected to employ, as a minimum, all methods listed below. The requirements are in line with the Greater London Authority and London Councils Best Practice Guide for Controlling Dust and Emissions from Construction and Demolition, November 2006 (soon to be revised, at which time, regard should be had to the newest document).

General Activities

- 4.6 Activities undertaken on site must be done so with methodologies which reduce the likelihood of dust generation and the worsening of air quality. Emphasis should therefore be placed on the following to minimise the risk of air pollution:

- Using processes which do not generate fumes and/or dust;
- Ensuring that fumes and/or dust do not escape from the site to affect members of the public and the surrounding environment;
- Burning of materials on site is not permitted under any circumstances;
- Dusty activity should be undertaken away from sensitive receptors, with wind direction taken into consideration;
- The site should be regularly inspected for spillages of cement and other powders which should be removed to prevent off-site deposition;
- Dusty material and activities should be dampened down in dry weather. The use of groundwater should be investigated and water should be reused wherever possible.
- All sites should be screened / wrapped to prevent offsite dust deposition;
- Rubber chutes should be used and drop heights minimised;
- Scabbling should be done off site and will not generally be allowed in the City due to the amount of dust generated;
- Off-site fabrication, or cutting to size, shall be employed to avoid cutting materials on site whenever possible; and
- Careful consideration should be given to the location and temperature control of tar and asphalt burners.

Machinery and Equipment on Site

- 4.7 All Non-Road Mobile Machinery (NRMM) should meet Stage IIIB emission criteria, unless it can be demonstrated that Stage IIIB equipment is not available. If Stage IIIB equipment is not available, NRMM must be fitted with particle traps and/ or catalytic exhaust treatment wherever possible. An inventory of all NRMM must be kept on site and all machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.
- 4.8 The use of generators to provide electricity on site should be avoided wherever possible.
- 4.9 Cutting, grinding and sawing should ideally be undertaken off site. If the work must take place on site, the following techniques should be used. It will be the contractor's responsibility to demonstrate that stated methodologies are not available, and that every effort has been made to acquire them:
- All equipment should be fitted with a water suppressant system (where available);
 - Dust extraction should be used (or built in water damping) wherever dust may be generated; for example with stone cutting disc equipment;
 - Areas used to undertake cutting and grinding should be screened; and
 - Shears and guillotines or burners should be used in preference to disc cutters on activities such as re-bar cutting and decking.
- 4.10 The Contractor should take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant or stored fuel oils. In particular, plant should be well maintained and measures taken to ensure that they are not left running for long periods when not in use. Low sulphur diesel fuel should be used.
- 4.11 The use of 'long arm' demolition equipment and methods using explosives will not generally be sanctioned in the City, except where the work is within an enclosure or underground.

4.12 The use of *concrete crushers* will not generally be sanctioned in the City because of the potential to cause dust and nuisance to neighbours. However, the City of London will allow the use of crushers to prepare material for piling mats and ramps, as this reduces the number of vehicle movements associated with the site. Any crushing plant would have to be authorised under the Environmental Protection Act 1990. Appropriate measures, such as enclosing the plant and built in water sprays would have to be used at all times.

Vehicles, loading and unloading

4.13 Vehicle choices and management can have a significant impact on air quality within the City of London. For this reason, the following should be adhered to:

- Vehicles must not be left idling either on site or waiting for access to the site (it is a requirement of *Regulation 98 of the Road Vehicles (Construction and Use) Regulations 1986* (as amended) for drivers to switch off their engines in parked vehicles. Failure to turn off an idling engine if requested may lead to a Fixed Penalty Notice being issued under the *Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002*)
- Wherever possible, vehicle movements should be minimised through considered logistics planning and liaison with other sites within close proximity. It would therefore be considered best practice to have a detailed Logistics Plan in place;
- Wheel washers to be used on vehicles leaving the site (where site on space allows);
- All loaded skips and lorries leaving the site to be covered; and
- The generation of dust whilst loading or unloading materials must be controlled; for example with the use of chutes, bagging, sheeting and damping down.

Monitoring

4.14 Air quality monitoring will normally be required on large sites adjacent to sensitive premises such as residential properties, schools and St Bartholomew's hospital. . This may include dust slides for assessing nuisance dust and real time monitoring to assess PM_{2.5} and PM₁₀. Real time monitoring may involve setting an alarm to alert the site manager if levels of PM₁₀ go above a set threshold. The threshold value, and type and location of any monitoring equipment should be agreed with the City of London Pollution Team in advance. The threshold value is normally initially set at 150µg/m³ for PM₁₀ over a 15 minute period, with the level being reviewed periodically.

4.15 The Contractor should conduct a risk assessment including regular air monitoring where there is evidence of volatile or airborne materials or a risk of fumes affecting the local area. The Contractor shall take any necessary measures to prevent nuisance/adverse effects to people's health.

5 Contaminated Land

Summary:

The Contractor must:

- ensure they investigate whether there is contamination on the site and take appropriate action to prevent human and environmental exposure and further contamination;
- notify the City of London and Environment Agency if ground or ground-water contamination is identified or suspected; and
- ensure remediation which takes place is approved by the City of London's Pollution Team.

Contamination

- 5.1 The Contractor should obtain and review copies of any site investigations that have been carried out prior to their appointment and satisfy themselves that they have undertaken a thorough assessment of potential risks to:
- End users of the site;
 - Construction workers & others visiting the site;
 - Neighbours and members of the public;
 - The local environment (air, surface and ground water and land); and,
 - Construction materials (for example corrosion caused by sulphates).
- 5.2 If any contamination or ground gas is identified or suspected during the course of the works, the Contractor must undertake further specific investigations. Where ground contamination is identified, the Pollution Team must be notified. Where ground-water contamination is suspected, then the Environment Agency and Pollution Team must be contacted. All remedial work must be approved by the Pollution Team.
- 5.3 To enable classification of the waste for disposal purposes it is the Contractor's responsibility to arrange analysis of the waste material excavated. If material is found to be contaminated, its storage before removal from site should ensure no cross contamination.
- 5.4 Activities on site must be undertaken in a manner to prevent contamination of the ground or ground-water. This includes:
- materials should be stored in appropriate conditions to prevent damage/contamination of storage areas;
 - containers should be sited away from drains and un-surfaced areas;
 - storage containers should be fit for purpose, regularly inspected and maintained;
 - storage containers should have secondary containment (such as a bund) to contain any leaks or spills for example, areas used for the storage of diesel fuel or chemicals; and
 - contaminated material should be segregated and cross contamination prevented before authorised disposal off-site.
- 5.5 An assessment must be undertaken of the potential for unexploded bombs to be present on the site. This should include consultation with the Home Office and the City of London. Any suspect devices encountered must be notified to the City of London Police and/or Metropolitan Police, all site work must be stopped and the site evacuated.

6 Waste and Materials Handling and Storage

Summary

The Contractor must:

- ensure a Site Waste Management Plan is developed (if required);
- ensure waste is contained and disposed in an appropriate manner and in accordance with legislation and the Waste Management Hierarchy; and
- ensure methodologies are adopted that prevent environmental impacts by the mishandling and storage of on-site materials and waste.

Waste Management

- 6.1 Under the Site Waste Management Plan Regulations (2008), any project costing over £300k is required to produce a Site Waste Management Plan (SWMP). These will be enforced by both the City and the Environment Agency for new build, maintenance, and alteration or installation/removal of services (such as sewerage or water).
- 6.2 The purpose of a SWMP is to ensure that building materials are managed efficiently, waste is disposed of legally, and that material recycling, reuse and recovery is maximised. As such, a SWMP sets out how all building materials, and resulting wastes, are to be managed over the course of a project. For more information, please consult the following websites: www.defra.gov.uk and www.environment-agency.gov.uk
- 6.3 Those sites with a budget of less than £300k must manage their waste according to current legislation (see www.environment-agency.gov.uk). Evidence of how waste is disposed of, and efforts to reduce and recycle waste, must be maintained and kept on site.
- 6.4 All site waste management must be planned and carried out in accordance with the Waste Management Hierarchy, as demonstrated below:



- 6.5 All wastes must be removed from sites using a registered waste carrier and sent only to disposal facilities authorised to receive it. Disposal must be in accordance with relevant legislation.

- 6.6 All waste documentation - transfer notes, consignment notes, exemptions, waste carrier and facility licences - must held on site as required by legislation. Such documentation must be maintained to be readily available for inspection at all times.

Materials Handling and Storage

- 6.7 Materials should be stored in appropriate conditions to prevent damage/contamination, of storage areas. Containers should be sited away from drains and un-surfaced areas. Storage containers should be fit for purpose, regularly inspected and maintained, and should all have secondary containment (such as a bund) to contain any leaks or spills.
- 6.8 Fuels should be stored in compliance with the Control of Pollution (Oil Storage) Regulations 2001.
- 6.9 Procedures and training should be in place for the safe delivery and handling of materials, with regular site inspections carried out to ensure that once on site they are stored safely and correctly.

Asbestos and other Hazardous Materials

- 6.10 All work on asbestos and other hazardous materials must comply with current Legislation and HSE Approved Codes of Practice & Guidance.
- 6.11 Before any work is done or commissioned that is likely to disturb asbestos or other hazardous material, the following must be worked out:
- The amount of hazardous material;
 - Where it is and what condition it is in;
 - Whether work is likely to disturb material; and,
 - Whether and how the material needs to be safely protected or removed.
- 6.12 This can be achieved either by checking existing records (such as client's survey, asbestos plan or register) or commissioning a suitable survey before work starts. It is good practice to include the need for such a survey in the initial project cost and programme. For more information, please see the following and associated links:
- <http://www.hse.gov.uk/construction/healthrisks/asbestos.htm>
<http://www.hse.gov.uk/comah/index.htm>

7 Water

Summary

The Contractor must:

- ensure trade effluent is not discharged directly to surface or foul drains without contacting the appropriate body;
- trade effluent consents are held on site;
- contact the City of London Drainage Services Group if work is to be undertaken on sewer connections or drains running under the public highway; and
- ensure the under-ground drainage systems are adequately designed and installed.

Discharge of Waste Water from Sites

- 7.1 Wastewater generated from site activities including water from dewatering excavations, site run off slurry and bentonite are classified as trade effluent. These should not be discharged direct to surface or foul drains without the consent of the Environment Agency for controlled waters, and Thames Water for others.
- 7.2 The Contractor is responsible for obtaining necessary consents and ensuring compliance with any conditions imposed on them. Copies of consents must be held in a designated file kept on site. In cases of heavy water run-off, sumps must be provided in order to deal with the issue.

Site Drainage, Temporary and Permanent Connections to Sewers

- 7.3 Contact must be made with the City of London Drainage Services Group (020 7332 1105) or Thames Water Utilities (0845 9200 800) before any work is undertaken on connections to sewers or drains running under the public highway. The following general requirements will have to be met:
- All redundant sewer communication pipe work must be sealed off at the sewer. The remaining pipe work should be removed or filled with a suitable weak concrete, cement grout or other suitable material. This is to prevent any infestation by rodents and avoid the risk of future possible subsidence.
 - All retained sewer communication pipes should be tested and a CCTV survey carried out to ensure they are suitable for the new development and in good condition.
 - In order to prevent rodents or sewer gases reaching the site, temporary sewer communication pipes must be provided with a 'cascade' cast iron interceptor trap to British Standard specification.
- 7.4 It is strongly recommended that all under-ground drainage systems are installed using pipes made of a robust material such as cast iron, and that inspection chambers etc. are properly sealed with bolted down covers. This will prevent later problems from damage by vibration or rodent access.
- 7.5 Wherever it is at all possible, the drainage system serving the proposed development or refurbishment should gravitate to the sewer. This will eliminate the need for pumping of foul drainage to the sewer and the associated problems which regularly occur with this type of installation.

- 7.6 The sewage system within the City of London is vented to atmosphere via vents at road surface level and any increase of discharge velocity resulting from pumped or stored sewage being discharged to the sewer frequently results in complaints of foul smells. These may well be treated as a statutory nuisance by the City of London. The importance of designing a system which discharges to the sewer by gravity wherever practicable cannot be overstated.
- 7.7 *Note: Details of the City's standard drainage connection requirements and the related legislation are shown in Appendix E.*

8 Sustainability and Preservation

Summary

The Contractor should:

- employ best practice and look for new innovative techniques in the priority areas specified to ensure a more sustainable approach;
- ensure the Department of Planning and Transportation has been contacted to establish the status of the site and what specific requirements are included in the planning permission, listed building consent or conservation area consent;
- ascertain whether any trees on the site or immediate area are either protected or fall within a Conservation Area prior to works starting; and
- ensure an ecological survey has been undertaken by a qualified professional and appropriate mitigation measures agreed with the City of London.

Climate Change and Sustainability

- 8.1 The City of London is working towards limiting the impact of the region and making it more sustainable, demonstrated by (among other projects) the current development of a Climate Change Strategy, and strongly encourages other parties to do the same. Innovation and best practice in this area will therefore be highly regarded in applications for the Environment Award through the CCS.
- 8.2 The Sustainable Development Commission has identified the following key priority areas for action in the UK:
- sustainable consumption and production – greater efficiency in utilisation of resources and minimisation of waste;
 - natural resource protection; and,
 - climate change and energy – both reducing energy consumption and sourcing that energy from more sustainable sources.
- 8.3 Contractors should employ best practice and look for new innovative techniques in each of these priority areas, thus ensuring the process of construction or deconstruction is made more sustainable.
- 8.4 The impact of such techniques, or indeed highlighting of areas for improvement, can be demonstrated by including life cycle analyses for materials/processes or basic carbon footprinting in a document submitted as part of the planning process.
- 8.5 Examples of actions taken to increase the sustainability of the site could include:
- Use of the Mayor of London's Green Procurement Code, in particular via the procurement of FSC-approved/sustainable timber;
 - Use of non-virgin aggregate;
 - general good practice including ensuring that plant not in use is switched off and that lighting is used only when necessary (such as through the use of timers);
 - Use of energy efficient bulbs or solar powered lighting;
 - the use of existing feeds for power where possible to prevent the need for generators, or the purchasing of energy/electricity from sustainable sources;

- Employment of energy efficient and, where possible, gas powered plant as opposed to petrol/diesel;
- Efficient use of water as a resource, for example in cleaning systems or the implementation of rainwater harvesting.

8.6 For more information regarding climate change and sustainability issues relevant to a particular project or site, contractors are encouraged to contact the City of London Sustainability Team on 020 7332 3598, or read the Climate Change Adaptation Strategy available at:

www.cityoflondon.gov.uk/services/environment-and-planning/sustainability/climate-change/Pages/Climate-Change-Adaptation.aspx

Archaeology and Built Heritage

- 8.7 Much of the City of London is designated as being of archaeological potential. Archaeology is a material consideration of the planning process. Where archaeological remains survive, the archaeological potential is considered as part of the planning application. Where a development affects archaeology, investigation and recording is required as a condition of the planning permission. This may be to ensure the preservation *in-situ* of important archaeological remains and to ensure that a record of the remains is made.
- 8.8 Some monuments and archaeological remains are scheduled ancient monuments under Part I of the Ancient Monuments and Archaeological Areas Act 1979 and scheduled monument consent is required to undertake any work that may affect a scheduled monument. Scheduled Monument Consent is obtained from the Department of Culture, Media and Sport and advice on this is available from English Heritage.
- 8.9 Some buildings and structures are included on the statutory list of buildings of special architectural or historic interest. Listed building consent is needed to carry out any work which may affect a building's special architectural or historic interest.
- 8.10 The Contractor must ensure that the Department of the Built Environment has been contacted to establish whether the site contains a listed building, scheduled ancient monument or archaeological remains, and what specific requirements are included in the planning permission, listed building consent or conservation area consent. Conditions of a planning permission may include the requirement of a programme of archaeological work and recording to be carried out as an integrated part of the development, submitted to and approved by the Department of the Built Environment before work commences. Contact on 020 7332 1710.
- 8.11 Advice and details of the need for Scheduled Monument Consent should be obtained from English Heritage. Contact on 020 7973 3000.

Trees

- 8.12 The local planning authority has specific powers under the Planning Acts to protect trees and require the planting of a replacement tree in certain circumstances. The Director of Open Spaces is also responsible for the maintenance and management of street trees and trees within some of the city churchyards. The Contractor must therefore ascertain whether any trees on the site or in the immediate vicinity of the site are protected or maintained by the Corporation prior to starting work.

- 8.13 A tree may be protected in one of the following ways:
- By a Tree Preservation Order
 - If it is located within a conservation area
 - By means of conditions on planning permissions or other consents.
- 8.14 The City of London Tree Strategy Supplementary Planning Document (Part 1) and the accompanying evidence and practice guidance (Part 2) sets out a co-ordinated approach to the management of trees in the City of London. It provides advice for anyone wishing to undertake work to existing trees or to plant new trees. It can be found via the following link: <http://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/trees-and-open-spaces/Pages/Trees.aspx>
- 8.15 Development schemes can have a major impact on existing trees including street trees. It is essential therefore that the potential impact of the proposed works on these trees is assessed at an early stage prior to the submission of any application. This should include the demolition and construction process and future maintenance of the building. Prior to undertaking any tree works or any works in the vicinity of trees contractors should consult the City Corporation Tree Strategy.
- 8.16 Prior to commencement of works on site checks should be undertaken to confirm whether there are any birds or bats that may be nesting/roosting within buildings or vegetation. If present appropriate mitigation measures should be undertaken following consultation with the City's Department of Open Spaces 020 7332 3505.

9 Light Pollution

Summary

The Contractor must ensure:

- nearby residents and commercial occupiers are not adversely affected by light pollution from the site;
- an energy efficient lighting approach is adopted; and
- lighting does not pose a hazard;

Light Pollution

- 9.1 Light pollution is a statutory nuisance and is defined as any form of artificial light which shines outside the area it is required to illuminate. Unnecessary use of lights is considered a waste of energy. Any use of lighting should have regard to these facts and should be designed to prevent any nuisance to residents or road traffic and be used primarily for reasons of health and safety or security.
- 9.2 Site lighting should be located and aligned so as not to intrude into residential properties, on sensitive areas, or constitute a road or rail hazard.

10 Problems on Site

Summary:

- If emergency work is required then the contractor must contact City of London as detailed;
- The Contractor must ensure that systems are in place to enable problems on site to be identified and ensure that appropriate action is taken to mitigate the problem and the appropriate parties are informed.

Emergency Work

- 10.1 The City of London appreciates that occasionally incidents arise whereby it is impossible or impractical to comply with all the requirements within this Code. In such an event, the Pollution Team should be contacted within the hours of 08:00 and 17:00. Outside of these hours Guildhall security should be called on 020 7606 3030, leaving a name, mobile number, the nature of the emergency, and the site address. Following this the Environmental Health and Public Protection Out of Hours Officer will respond by calling the contractor in order to ensure the presence of an emergency and approve the method of work.
- 10.2 In the event of an environmental incident (e.g. a spillage), steps should be taken to prevent pollution, for example through:
- Protection of drains by the use of drain covers or booms;
 - Use of absorbent granules following an oil/chemical spill; and,
 - Turning off equipment or other sources of noise or dust.
- 10.3 Once the situation has been rectified, full details about the incident and remedial actions undertaken should be provided to the City of London and other relevant authorities, and recorded in the site complaints/incidents logbook.

Pollution Emergencies

- 10.4 All sites should have a plan, equipment and training in place for dealing with pollution emergencies. A summary of the plan should be visibly displayed around site, and understood by all workers.
- 10.5 For more guidance on such planning, please see the Environment Agency guidance 'Pollution Prevention Pays – getting your site right', downloadable at:
<http://www.environment-agency.gov.uk/business/topics/pollution/36641.aspx>

Pest Control

- 10.6 The City of London has a statutory duty to take such steps as may be necessary to keep the City free from rats and mice this includes enforcement of the *Prevention of Damage by Pests Act 1949*.
- 10.7 When an occupier of any land, including a construction site becomes aware of an infestation by rats or mice in large number he must notify Port Health and Public Protection (020 7606 3030).

- 10.8 Appropriate measures must be taken to limit any insect, bird or rodent infestation. Such measures are considered essential to limit future problems in completed buildings - especially in the case of mice.
- 10.9 Pest control does not just include treatment by a pest control company; in fact this is a last resort. Measures should be taken to:
- Prevent access to the site principally from exposed drainage;
 - Reduce harbourage in order to ensure that rubbish or spoil is not left for long enough allow rodents to establish themselves above ground;
 - Limit potential food and water sources. It is particularly important to ensure that waste food or empty cartons are not left in areas where they can encourage rats and mice.
- 10.10 Many of the methods necessary to achieve adequate control should be part of established construction/deconstruction methods. To report any problems with infestations, or if you require any additional advice, contact the City of London the following number: 020 7606 3030.

11 Legislation and Documentation

Documentation

11.1 The Contractor should keep all appropriate documentation relevant to the requirements of this Code in designated files held on site. They must be available at all times for inspection and review by the City of London or other authorities and should include as a minimum a site information sheet, noise, vibration and dust monitoring results, waste management documentation, a complaints/incidents log with actions taken, liaison minutes, letters, photos and newsletters.

Section 60 and 61 Notices

11.2 The Control of Pollution Act 1974 Part III restricts and limits noise and vibration from a construction site. If complaints are received the City of London Port Health and Public Protection Division, where it is considered necessary, will serve a Section 60 notice on the Contractor for the control of noise and vibration at the site. This notice can:

- Specify the plant or machinery that is or is not to be used;
- specify the hours during which work can be carried out; and/or,
- specify the levels of noise and vibration that can be emitted from the site.

11.3 The Contractor can apply in advance for a consent in the form of a Section 61 notice regarding the methods and conditions by which they are intending to undertake the works and control nuisance.

11.4 The City does not advise the use of Section 61 consents but it does support a system of prior agreement on similar lines, as this allows a much more flexible approach of greater benefit to the Contractor. Section 60 notices will be served where they are considered necessary. Contraventions of either Section 60 or 61 may well result in legal proceedings, leading to further costs and delays for the Contractor.

APPENDIX A

Guidance and Legislation

General

Environment Agency Pollution Prevention Guidance Notes
National Planning Policy Framework
Planning Policy Guidance Notes
Town and Country Planning Act 1990
Planning and Compensation Act 1991
BS 6187: 2000 Code of Practice for Demolition
ISO 14001

Vehicle Movements

Highways Act 1980
Road Traffic Regulations Act 1984
Traffic Management Act 2004

Noise and Vibration

Environmental Protection Act 1990 (especially Sections 79 – 82)
Control of Pollution Act 1974 (especially Section 60)
BS 5228-1:2009 and BS 5228-2:2009, – Noise & Vibration Control on Construction and Open Sites
BS 7385-2:1993 Evaluation and Measurement for Vibration in Buildings. Part 2 Guide to Damage Levels from Ground borne Vibration
BS 6472:2008 Guide to Evaluation of Exposure to Vibration in Buildings (1Hz - 80Hz)
Noise and Statutory Nuisance Act 1993
Control of Noise at Work Regulations 2005

Air Quality

Environment Act 1995
Air Quality (England) Regulations 2000
Building Research Establishment draft Code of Practice on Controlling Particles from Construction and Demolition (2000)
DEFRA (2001) UK Air Quality Strategy, HMSO, London
Clean Air Act 1993
The City of London Air Quality Strategy 2011-2015
Road Vehicles (Construction and Use) Regulations 1986 (as amended) – Regulation 98
Road Traffic (Vehicle Emissions) (Fixed Penalty) (England) Regulations 2002

Smoke and Fume Nuisance

Noise and Statutory Nuisance Act 1993

Asbestos and Hazardous Substances

The Control of Asbestos Act 2006
The Control of Asbestos in the Air Regulations 1990
The Special Waste Regulations 1996 (as amended)
Special Waste (Amendment) (England and Wales) Regulations 2001
MDHS 100 "Surveying sampling and assessment of asbestos-containing materials" HSE Guidance Note 2002
Control of Substances Hazardous to Health Regulations 2002 (as amended)
Environmental Protection (Controls on Substances that Deplete the Ozone Layer) Regulations 1996

Plus all other current or future Legislation together with HSE Approved Codes of Practice and Guidance

Waste Management

Environmental Protection Act 1990
Environment Act 1995
Environmental Protection (Duty of Care) Regulations 1991
Environmental Protection (Special Waste) Regulations 1996 (as amended)
The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991
Waste Management Licensing Regulations 1994 (as amended)
Waste Management Duty of Care Code of Practice (1996), HMSO

Contaminated Land

Environment Act 1995
Contaminated Land Regulations 2000
Interdepartmental Committee on the Redevelopment of Contaminated Land (ICRCL 59/83)
Contaminated Land Exposure Assessment documents, 2002
Code of Practice for the Investigation of Potentially Contaminated Sites BS 10175:2001
Landfill Tax Regulations 1996 (as amended)

Discharges and Site Drainage

Environmental Protection Act 1990
Environment Act 1995
Water Resources Act 1991
Water Industry Act 1991
Trade Effluent (Prescribed Processes and Substances) Regulations 1989 (as amended)
Anti-Pollution Works Regulations 1999

Pests

Wildlife and Countryside Act 1981 (as amended)

Trees

Town and Country Planning Act 1990
Wildlife and Countryside Act 1981 (as amended)
Conservation of Habitats and Species Regulations 2010
BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations
BS 3998:2010 Tree work: Recommendations

Archaeology and Built Heritage

Ancient Monuments and Archaeological Areas Act 1979
Planning (Listed Buildings and Conservation Areas) Act 1990

City of London Documents

Code of Practice for Deconstruction and Construction Sites
Considerate Contractor Scheme (see Appendix C)
Scaffolding and Hoarding Licences (see Appendix D)
City's Standard Requirements for Sewer Connections (see Appendix E)
Traffic Management Requirements (see Appendix F)

APPENDIX B

Contact details for City Departments and External Agencies

Postal address for all Internal Departments: PO Box 270, Guildhall
London, EC2P 2EJ
General Switchboard (24 hour service) Tel: 020 7606 3030

MARKETS AND CONSUMER PROTECTION – Pollution team

All enquiries: Tel: 020 7606 3030.
Email: publicprotection@cityoflondon.gov.uk

DEPARTMENT OF THE BUILT ENVIRONMENT HIGHWAY MANAGEMENT GROUP

Out of Hours in Emergency: Tel: 020 7606 3030 and ask for duty officer to be called. He or she will call you back.
Considerate Contractor Scheme: Tel: 020 7332 1104
Email: carl.vaughan@cityoflondon.gov.uk
Highways Section & Scaffolding Licences: Tel: 020 7332 1104/3578
Fax: 020 7332 1578
Parking dispensations & Highway Closures: Tel: 020 7332 3553
traffic.management@cityoflondon.gov.uk
City of London Drainage Group: Tel: 020 7332 1105
District Surveyors: Tel: 020 7332 1000
City Structures Officer Tel: 020 7332 1544

DEPARTMENT OF THE BUILT ENVIRONMENT DEVELOPMENT MANAGEMENT

Protected Trees Tel: 020 7332 1708
Listed Buildings – Consent to Work Tel: 020 7332 1710

OPEN SPACES DEPARTMENT

Advice on birds, bats or plants found on site Tel: 020 7374 4127

THE CITY OF LONDON POLICE

Postal Address: Wood Street Police Station
37 Wood Street, London EC21 2NQ
General Enquiries: Tel: 020 7601 2455
Control Room (24 Hour operations): Tel: 020 7601 2222
Abnormal loads & traffic planning: Tel: 020 7332 3122

MUSEUM OF LONDON ARCHEOLOGY – ‘MOLA’

Postal Address: 46 Eagle Wharf, London, N1 7ED
General Enquiries: Tel: 020 7410 2200
Fax: 020 7410 2201

EXTERNAL AGENCIES

THE ENVIRONMENT AGENCY

Postal Address: Apollo Court
2, Bishops Square Business Park
St. Albans Road
Hatfield,
Herts, AL10 9EX

General Enquiries: Tel: 08708 506 506

HEALTH & SAFETY EXECUTIVE

Postal Address: Rose Court
2, Southwark Bridge Road
London, SE1 4LW

24 Hour Emergency Contact:
(construction, demolition
& asbestos related matters)

Tel: General enquiries: 0845 3450055
Tel: 020 7556 2102
Fax: 020 7556 2109

THE METROPOLITAN POLICE

Postal Address: New Scotland Yard
Broadway
London, SW1H 0BG

General Enquiries: Tel: 0300 123 1212
Abnormal Loads Section Tel 020 8246 0931

LONDON FIRE & EMERGENCY PLANNING AUTHORITY

Postal Address: 20 Albert Embankment
London, SE1 7SD

General Enquiries: Tel: 020 7587 2000

*NB. The work previously carried out by the **Petroleum Inspectorate** is now shared between The Health & Safety Executive - in respect of most instances where fuel is dispensed or stored in large quantities and Building Control Officers in Local Authorities - in the case of ventilation & signage in underground car parks etc.*

ENGLISH HERITAGE

Postal Address: 1 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST

General enquiries: Tel: 020 7973 3000

TRANSPORT FOR LONDON

Abnormal loads section Tel: 020 7474 4770

LONDON UNDERGROUND LTD

Contact re underground structures etc. Tel: 020 7222 1234

PORT OF LONDON AUTHORITY

General enquiries: Tel: 0147 456 2200

APPENDIX C

Considerate Contractor Scheme Information

1. The Considerate Contractor Scheme (CCS) comprises:
 - a Code of Good Practice, covering care, cleanliness, consideration and cooperation;
 - regular inspections by the City's Considerate Contractor Surveillance Officers;
 - an annual judging and awards ceremony;
 - and a telephone hotline enabling the general public to comment on the Scheme, sites and on participating Contractors. (020 7332 1104) (email carl.vaughan@cityoflondon.gov.uk)

Note: general compliance with this Code of Practice is also a requirement of the scheme and sites will be judged and scored in this context.

2. The CCS is a co-operative initiative open to all Contractors undertaking building and civil engineering work in the City of London. There is no membership fee, but on joining the Scheme, members agree to abide by the Code of Good Practice. It is by following this voluntary Code that the general standards of works are raised and the condition and safety of City streets and pavements improved for the benefit of everyone living, working or just travelling through the Square Mile.

Membership of the CCS is actively encouraged for all construction and deconstruction works in the City.

Additional information and a copy of the code of practice can be obtained from The Environmental Services Highways Division representative on 020 7332 1104 or by email to carl.vaughan@cityoflondon.gov.uk

3. An Environment Award is available as a separate achievement in the Considerate Contractor Scheme to recognise and encourage best practice and innovation in the sustainability of City construction and deconstruction. For details email publicprotection@cityoflondon.gov.uk

APPENDIX D

Scaffolding & Hoarding Licence Requirements

1. Under sections 168 and 169 of the Highways Act 1980, scaffolds and gantries on or over the Public Highway require a licence and must comply in all respects with the Department of the Built Environment's Highways Division's Guidance Notes for Activities on the Public Highway.
2. Under section 184 of the Highways Act 1980, temporary vehicle crossovers require a licence and should comply with section 13 of the Highways Division's Guidance Notes for Activities on the Public Highway.
3. Application for these licences should be made to the City by contacting Highways Division, Department of Markets and Consumer Protection. A site visit will usually be required. (020 7332 1104)
4. Scaffolding over the River Thames, on the foreshore or within 16 metres of flood defences requires consent under the byelaws of the Environment Agency, Thames Region and the Port of London Authority.
5. Requests for further information, copies of the guidance notes and licence applications should be made to the Highways Division (020 7332 3578).



Department of Markets and Consumer Protection
Director – David Smith
Port Health & Public Protection Director - Jon Averns
City of London
PO Box 270, Guildhall
London EC2P 2EJ
Facsimile 020 7332 1623
www.cityoflondon.gov.uk

APPENDIX E

The City of London Sewers Act 1848 **City of London Standard Requirements**

1. All communicating drains to the sewer outfall **must** be provided with a cast iron intercepting/disconnecting trap which has a cascade, with access to the crown of the trap and have rodding access through to the sewer as BSS figure 26 or equivalent (for rodent control measures).
2. The communication pipework should be laid in straight lines in the vertical and the horizontal alignments and with no other pipe connections. (e.g. at a self cleansing velocity and in a straight line from interceptor to the sewer).
3. The interceptor should be located inside the property boundary and adjacent to the buildings curtilage.
4. There should be provision to provide ventilation to the low invert level of a drainage system this should normally be at the intercepting trap. It may be difficult to evaluate air movement precisely and therefore as guidance you should allow for the vent pipe to be half diameter at the size of the intercepting trap. This vent should be discharged to a safe outlet at roof level atmosphere.

NOTES

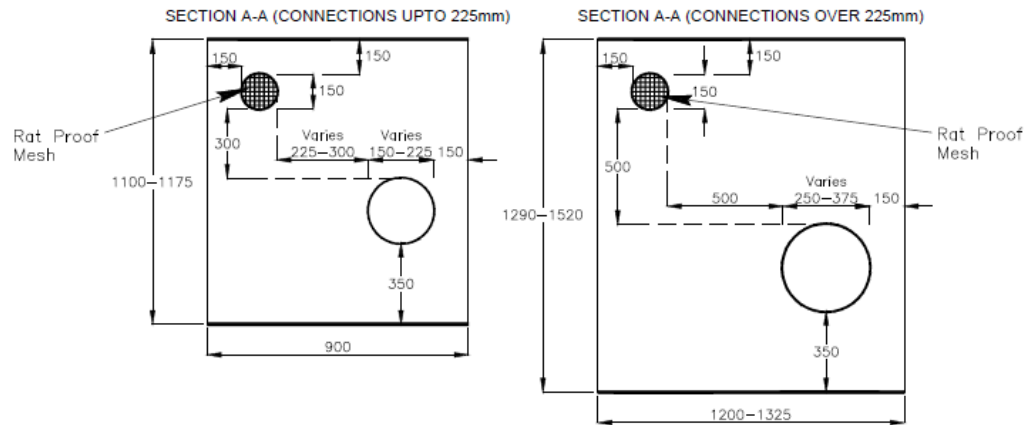
- a) The sewage system within the City historically vents to atmosphere via low level vents and any increases of discharge velocity (e.g. pumped drainage) of building effluent to the sewers results in the incidences of smells being reported. As justified smell complaints are treated as a statutory nuisance by this Department. It is **STRONGLY RECOMMENDED** where practicable and safe to do so all drainage should discharge via gravity.
- b) In the view of this authority there are rodents present within the sewers and special rodent control is therefore required, historically the measures this authority accepts is both by means of an interceptor trap and a sealed drainage system. You should discuss this matter with your Building Control Advisor/Inspectorate.
- c) There is a requirement under Section 62 of the Building Act 1984 for any person who carries out works which result in any part of a drain becoming permanently disused that they shall seal the drain at such points as the local authority may direct. You should therefore make arrangements to seal off any redundant communication drains connecting to the Thames Water Utilities (TWU) sewer at the point of communication with the local sewer and at the buildings curtilage.

Any failure in respect of these requirements may result in: -

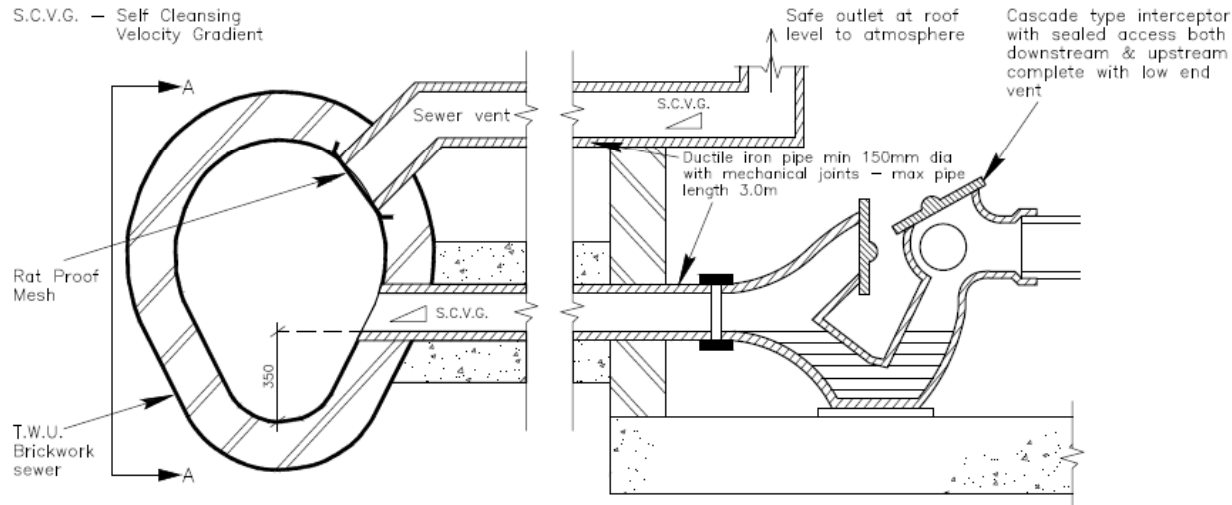
1. *Charging of costs and expenses involved in attending site and auditing works.*
2. *Copies of documents concerning any default being placed on our Land Charges Register and disclosed to all subsequent enquiries*
3. *Charging for remedial works done in default and costs recovered from responsible person(s) which may be substantial in terms of cost and delays to the project.*

- **You are advised to submit proposals in writing concerning these matters to the above address:-**

If you require any further advice or information on this matter, then please do not hesitate to contact Mr Richard Lambert on 020 7332 3026 or email Richard.Lambert@cityoflondon.gov.uk. He is normally available, Monday to Friday, 09.00-10.00 a.m. and 16.00 – 16.45 p.m. at the above address.



S.C.V.G. — Self Cleansing Velocity Gradient



NOTES:

- 1) THE SEWER VENT WILL ONLY BE REQUIRED ON THOSE DEVELOPMENTS WHERE IT IS A MANDATORY PLANNING REQUIREMENT.
- 2) ALL HEADING CONSTRUCTIONS TO ACCOMMODATE A VENT WILL REQUIRE APPROVAL IN PRINCIPAL VERIFIED BY THE CITY SURVEYOR.
- 3) VENT PIPE MATERIAL SPECIFICATION:
 WITHIN HEADING—SAME SPECIFICATION AS SEWER CONNECTION.
 WITHIN BUILDING—THE MATERIAL SHOULD HAVE A TECHNICAL STANDARD FOR THE PURPOSE PROPOSED. REFER TO APPROVED DOCUMENT H1 FOUL WATER DRAINAGE.
- 4) NO ACCESS SHALL BE PROVIDED TO THE PIPE IN ITS ENTIRETY. THE PIPE WORK SHALL BE CLEARLY LABELLED AS 'SEWER VENT PIPE NO CONNECTION TO BE MADE' AS AND WHERE ACCESSIBLE.
- 5) THE LOCATION AND INSTALLATION SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND THE DIRECTOR OF ENVIRONMENTAL SERVICES.
- 6) THE INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH ALL CURRENT LEGISLATION AND SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF ENVIRONMENTAL SERVICES.
- 7) RODENT CONTROL DEVICES WILL BE REQUIRED TO BE INSTALLED AT ROOF LEVEL.
- 8) CONNECTIONS TO BE CONSTRUCTED AND MADE GOOD CONSECUTIVELY.
- 9) THE SEWER VENT PIPE SHALL BE SUPPORTED WITHIN THE HEADING WITH PROPRIETARY BRACKETS 300MM FROM JOINT AND ADDITIONAL BRACKETS AT 1.5M CENTRE TO CENTRE.
- 10) 12mmx16g STAINLESS STEEL MESH TO BE FIXED TO THE VENT/SEWER INTERFACE TO PREVENT RODENT INGRESS.

Notes
Do not scale. All dimensions to be checked on site.
Errors to be reported to supervising officer.

D	RODANT PROOF MESH ADDED	S.B.	FEB12
C	NOTES UPDATED	S.B.	NOV09
B	SECTION DETAILS UPDATED AND EXTRA NOTES ADDED	S.B.	JUNE06
A	SEWER VENT ADDED	S.B.	MAY08
Rev		Drawn	Date



Drawing produced by CITY SURVEYOR'S DEPARTMENT
in help of:
DEPARTMENT OF THE ROYAL ENVIRONMENT
P. A. BROWN, BSc, CEng, MRSE, DMS
(Director of DEPARTMENT OF THE ROYAL ENVIRONMENT)
PO BOX 270, GUILDFORD, SURREY, GU1 2JG
Tel : 020 7866 3030 Fax : 020 7332 1963

Project : HIGHWAY DRAINAGE		Drawing : TYPICAL SEWER AND VENT CONNECTION	
Scale of A4 : NT.S.	Drawn by : S.B.	Drawing No:	
Des : P.J.	APP :	ALS11v	
Date : MAY 08	Proj code UPRN	Revision	A B C D

29/05/2008 16:17:26 Bygness, Scott: H:\Projects\New Structures\CAD\HIGHWAYS\Drainage & Sewer Subways - Cables_Standard Drainage Details - ALS11 To 12\ALS11 - Inc Vent - Read Only.dwg

APPENDIX F

Traffic Management Requirements

General

The Contractor will be required to use designated traffic routes. These must be agreed during the site operations planning stage with the Department of Markets and Consumer Protection Highways Management Group (020 7332 3993).

If necessary, proposed routes will also be discussed with The City Police (020 7601 2222), Transport for London (020 7474 4770), Port Health and Public Protection (020 7606 3030) & The Metropolitan Police. (020 7230 1212).

Whenever possible vehicles must enter and exit the site in a forward direction, any exceptions to this rule must have prior consent from the Department of Markets and Consumer Protection Highways Division (020 7332 3578).

A competent banksman should be provided to assist your drivers accessing & leaving sites where there are busy streets etc., thereby ensuring pedestrian safety & minimal disturbance to other traffic.

Deliveries to the site should be properly co-ordinated. Parking in local streets whilst waiting for access to the site is not permitted. A 'parking dispensation' will be required for vehicles unloading or loading in the street. (Contact the Traffic Management Office on 020 7332 3553 to arrange this)

The contractor will be held responsible for any damage caused to the highway by site activities and will be required to carry out the temporary or permanent reinstatement of roads, kerbs, footpaths & street furniture to the satisfaction of the City.

The City encourages use of systems where vehicles serving sites regularly are identified by prominently displayed notices.

Contractors must not allow mud or other spoil from sites onto the highway adjacent to the site. Wheel washing plant or other means of cleaning wheels must be used before vehicles leave unpaved sites.

Arranging road closures in connection with crane & other heavy lifting equipment deliveries.

The correct procedure involves firstly telephoning the Pollution Team to agree the hours of operation and noise implications of your outline proposals on 020 7606 3030.

The 'mobile crane environmental health authorisation & structures form' – 'Appendix I' should then be completed and faxed to the Pollution Team on 020 7332 1316 for approval.

Once received, the completed form will be checked, any necessary amendments agreed with the applicant and returned to the applicant signed by the authorising officer.

Formal application for any crane operation and / or road closure must then be made in person to the Department of Built Environment's Traffic Management Office. Applications will only be considered by appointment, and applicants must have details of the proposed date, time and nature of the operation at this time. Also, a completed 'Appendix I' signed by the authorising officer must be presented, together with the appropriate payment. For details of current charges or to make an appointment, telephone 020 7332 3553.

Important Note- Underground 'Structures'

The part of Appendix I relating to 'structures authorisation' must also be signed by the crane company's representative before it is presented to The Traffic Management office. It is the crane operators responsibility to check whether there are any underground 'structures' such as subways, car parks, vaults or railway tunnels under, or adjacent to the part of the highway where the crane is to be sited.

Operators must contact the City's Structures officer on 020 7332 1544 to discuss the operation and, if required, the owners of any private underground structures such as London Underground Ltd. (020 7222 1234)

Abnormal Loads

Prior permission for any **abnormal loads** (as specified in legislation enforced by the City of London & Metropolitan Police forces) is required from The City of London Police's traffic planning section (020 7601 2143) & The Metropolitan Police's abnormal loads section (020 8246 0931). Generally, such deliveries have to take place on weekdays after 19.00 hours or at weekends and may also require prior agreement from 'Transport for London'. Contact 020 7474 4770.



APPENDIX G

SITE INFORMATION SHEET

Department of Markets and Consumer Protection
 Port Health and Public Protection – Pollution Team
 City of London, PO Box 270, Guildhall, London EC2P 2EJ
 Working and Out of Hours Contact No: 020 7606 3030
publicprotection@cityoflondon.gov.uk

This form must be completed and forwarded to the Environmental Health and Public Protection, Pollution Team in advance of the start of activities on site.

Contact Details			
Date form completed:		Date works starting:	
Site name and address (Site Plan to be attached)			
Name of Site Contact:			
Site Contact direct dial number e-mail address:			
Site 24 Hour Contact Number:			
Contractor Company Name:			
Name of Contractor Contact:			
Contractor address			
Contractor contact number and e-mail:			
Additional/Useful Contact Names and Numbers:			
Details of Works			
Proposed Working Hours:			
Approximate dates of Works:			
Brief Details of Works to be Carried Out:			

Noisy Works	
Plant and/or tools to be used and likely to be noisy:	
Works predicted to be noisy / or cause vibration and their location:	
Mitigation measures to minimise noise and vibration levels:	
Dusty Works	
Works generating dust and control measures	
Site Sensitivity	
Residents and businesses likely to be affected:	
Method of notifying residents and businesses	

For Environmental Health and Public Protection Use:

Officer/s	Contact numbers

Name:	
Signature:	
Position:	
Date:	



APPENDIX H

Department of Markets and Consumer Protection

Port Health and Public Protection – Pollution Team
 City of London, PO Box 270, Guildhall, London EC2P 2EJ
 Normal and Out of Hours Contact No: 020 7606 3030
publicprotection@cityoflondon.gov.uk

SITE HOURS VARIATION REQUEST SHEET

This form must be completed and returned to the Pollution Team at least 5 days before the activities are to take place. The site hours requested can only be worked if approval is given and this form is countersigned by relevant Environmental Health Officer(s).

Date:				
Company:				
Company Contact:				
Company Contact for Operation:				
Site Name and Address:				
Direct Number:				
e-mail address:				
Operation(s) including location on site:				
Date of operation(s)				
Proposed Working hours:				
Company contact(s) for operation(s):				
Details of operation(s):				
Reasons for the operation(s):				
Plant and/or tools used:				
Predicted noise levels at sensitive location¹	Location	High	Medium	Low
Mitigation measures to minimise high and medium levels of noise:				

¹ Criteria for predicted noise levels	
High	Operations that involve frequent mechanical impact, large numbers of plant and/or are continuous for 30 to 60 min. in every 1 hour.
Medium	Operations that involve manual impact noise, movement of plant (e.g. excavation, movement of materials etc) and/or are continuous for 10 to 25 min. in every 1 hour.
Low	Little or no perceptible noise above background levels at receptor, manual activities, limited plant and/or are continuous for up to 10 min. in every 1 hour.

Residents and businesses likely to be affected. e.g. addresses, site maps etc.	
Notification method (copies of written communications to be included)	

For Environmental Health use:

Variation Number: _____

Variation Granted: YES/NO (delete as appropriate)

If YES, any additional comment/specific conditions:

--

If NO, please provide brief details/reasons:

--

Name:	
Signature:	<i>Environmental Health Officer</i>
Date:	



APPENDIX I

MOBILE PLANT ENVIRONMENTAL HEALTH AUTHORISATION NOTICE & STRUCTURES NOTIFICATION

publicprotection@cityoflondon.gov.uk

This form must be presented to the Street Management Office at your appointment, signed by the relevant Environmental Health officer(s).

Company Name:	
Contact Name:	
e-mail address:	
Telephone No/Site Contact Mobile No:-	
Company Address	
Street Name & Location (Where operation is to take place):	
Type Of Operation:	
Are any noisy operations involved?	
Weight of Crane:	
Type Of Traffic Prohibition:	
Date Of Street Management Services Appointment:	

(Times Requested): (please state **TIMES** below in the relevant section)

(Monday-Friday)	
(Saturday Only)	
(Sunday Only)	
(*Friday/Saturday-Sunday) <i>(please also state non operational times) (*delete where necessary)</i>	

Authorisation Declaration (to be signed by environmental officer)

State Name: (of environmental officer) [see Map]	Authorised Signature:	Date: (of confirmation)

B

STRUCTURES AUTHORISATION NOTICE

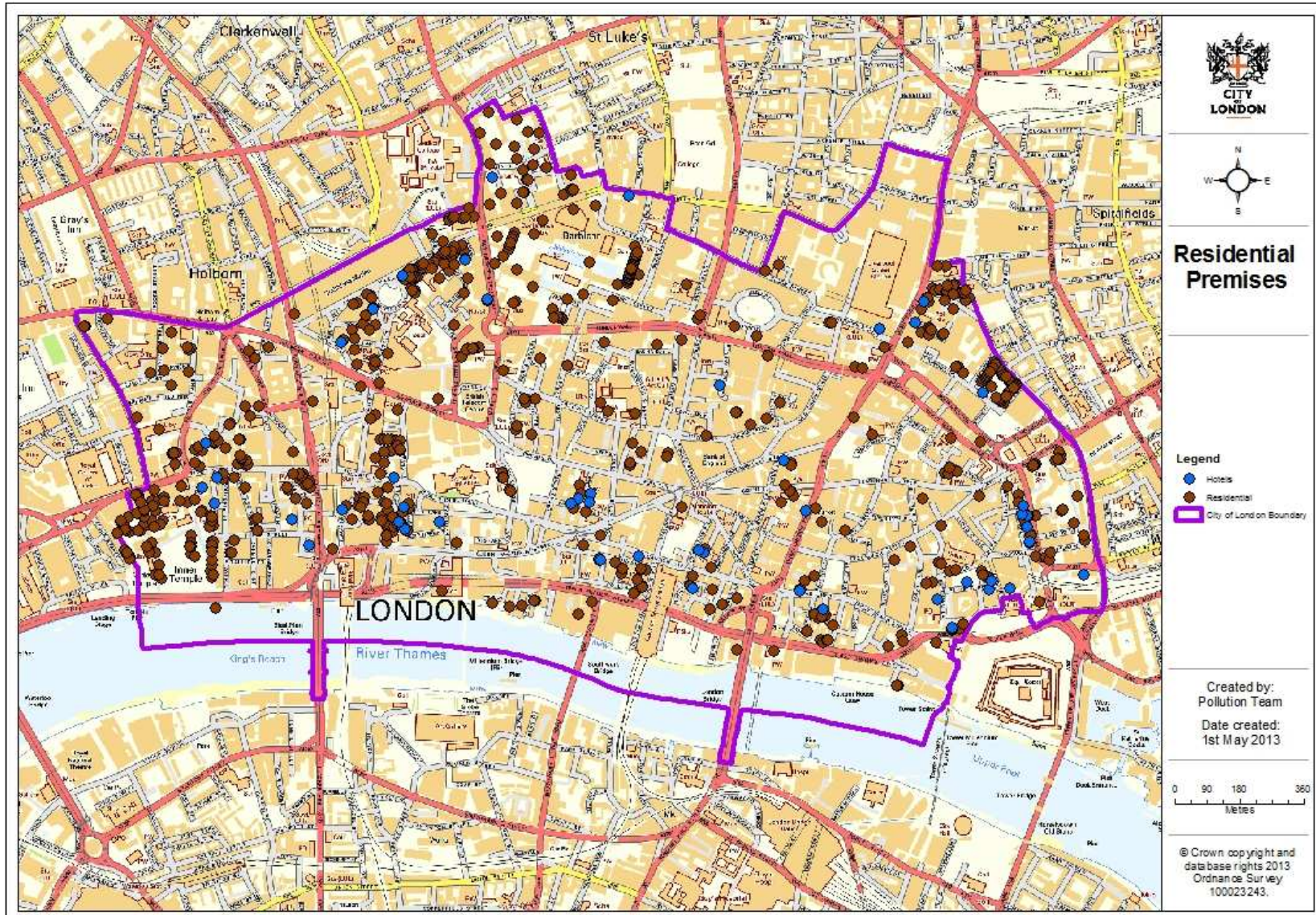
Are there any underground City of London or Privately owned structures? (See List for Corp of London structures). Yes No	If YES, please provide documentation that permission has been provided.	Signature of Crane Representative: Date:
--	---	---

If you fail to produce this form (signed by environmental health and crane company) at your appointment, you may have to book another appointment which will delay your operation.

To be completed by Street Management Services Officer at appointment:

INDEMNITY NUMBER:		DATES AGREED:	
SMS OFFICER:			
DATE:			

Appendix J





APPENDIX K
Department of Markets and Consumer Protection
Code of Practice for Deconstruction & Construction Sites Check List

Site Address:

Contractor:

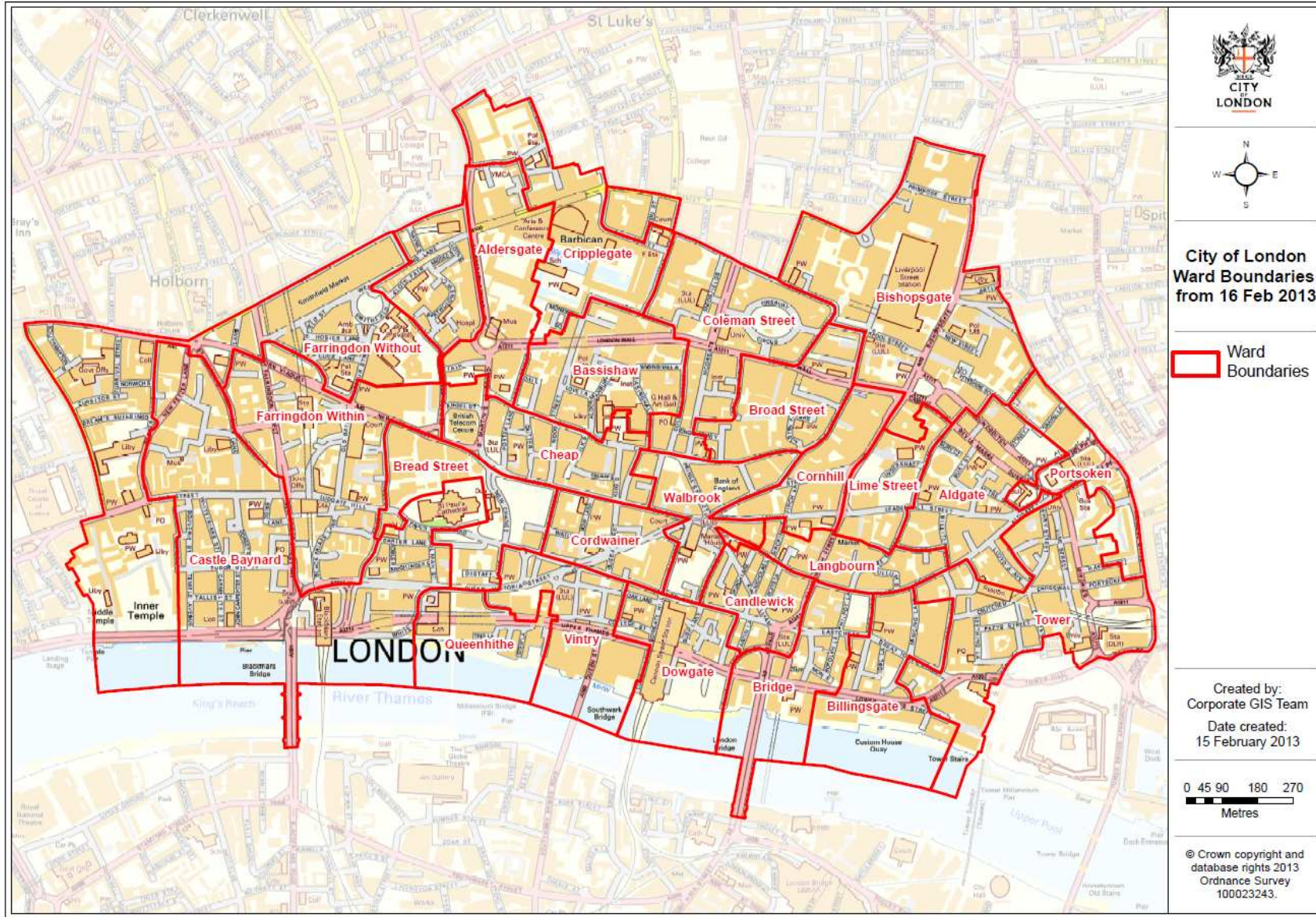
Contact Telephone Number: Emergency Telephone Number (24hr):

A.	<u>Documentation to be held on site</u>	
	Scheme of Protective works, including measures for protecting (neighbours) (CoP 2)	Y/N
	Complaint and dust incident log with actions taken	Y/N
	Vibration and dust monitoring results	Y/N
	Environmental noise, dust, vibration and any other monitoring undertaken	Y/N
	Liaison meeting minutes, newsletters, letters to neighbours etc	Y/N
	Site hours variation sheets	Y/N
	Inventory of all non-road-mobile machinery with details of after treatment technology	Y/N
	Inventory and timetable of dust generating activities	Y/N
B.	<u>Scheme of Protective works and Liaison and Consultation Strategy (CoP 2)</u>	
	Pre start up discussions with the Pollution Team and other appropriate departments in the City of London (CoP 2)	Y/N
	Scheme of Protective works completed and submitted (CoP 2)	Y/N
	Liaison and Consultation strategy developed? to include:	Y/N
	– Identifying and contacting neighbours and interested parties, including Ward Member(s)	Y/N
	– Liaison officer appointed to deal with/inform neighbours	Y/N
	– Plans for communication with affected and interested parties	Y/N
	Proposed Scheme (as per CoP 2) presented to neighbours and interested parties, including Ward Member(s)	Y/N
	Evidence of communication with neighbours and interested parties	Y/N
	– Display board with site contacts	Y/N
	– at least fortnightly (unless otherwise agreed)	Y/N
	Site hours variation sheets being used for prior approval of works outside normal working hours.	Y/N
	Designated complaints/incidents logbook or register	

C.	<u>Hours of Work (CoP 3)</u>	
	Standard hours worked	Y/N
	Quiet hours observed (specified or checklist for monitoring)	Y/N
	Structural borne noise including party wall work identified and hours of work agreed with Pollution Team/Neighbours	Y/N
D.	<u>Vehicle Movement & Deliveries (CoP 3 and 4)</u>	
	Traffic management plan	Y/N
	Vehicle movements to the site minimised	Y/N
	Site hours observed in respect of deliveries	Y/N
E.	<u>Light Pollution (CoP 9)</u>	
	Site lighting positioned to prevent nuisance to residents or road traffic	Y/N
F.	<u>Noise & Vibration (CoP 2)</u>	
	Best Practical Means employed.	Y/N
	BMP considerations detailed in Environmental Management Plan <u>should</u> address the following :-	
	A Use of breakers kept to a minimum (leading edges etc)	Y/N
	B Main demolition carried out with hydraulic crushing plant e.g. munchers, crushers, nibblers etc.	Y/N
	C Diamond sawing / cutting use / option considered	Y/N
	D Other quiet methods considered / used	Y/N
	E Removing of spoil from upper floors by skip	Y/N
	F Isolation of deconstruction works from sensitive neighbours	Y/N
	G Bored or hydraulically jacked piling rigs. Fully “silenced” engines up to Euro standards and no reversing kelly / auger bars	Y/N
	H Mains electric powered equipment used, “super silent” generator supply when mains not available.	Y/N
	I Off site preparation where possible e.g. cutting of decking	Y/N
	J Static plant positioned away from neighbours and provided with acoustic housing	Y/N
	k Impervious hoardings 5kg/M ² > surface density erected	Y/N
	L Existing non-sensitive structures and site materials positioned as noise shields	Y/N
	M Existing facades and boundary walls left as long as possible. Windows boarded / bricked up.	Y/N
	Noise and vibration monitoring carried out and results available.	Y/N
	Ongoing dust monitoring of large sites	Y/N
H.	<u>Air Quality and Dust (CoP 4)</u>	
	List of all dust and emission control methods to be employed	Y/N
	Wrap buildings to be demolished	Y/N
	Provision for wheel washing on site	Y/N

	Details of fuel stored on site	Y/N
	Use of Ultra Low Sulphur Diesel (if available)	Y/N
	Non road mobile machinery fitted with particle traps (if available)	Y/N
	All loads covered when leaving site	Y/N
	Authorised on site personnel with knowledge of pollution controls and vehicle emissions	Y/N
	Sit personnel trained in best practice for dust control	Y/N
	Innovations are specifically taken on site to improve environmental conditions:	Y/N
	a) How are they reported (who to, why and where etc)	
	b) How are they monitored (by whom, when and where etc)	
I.	<u>Waste Management (CoP 6)</u>	
	Waste Management Plan	Y/N
	Generation of waste kept to a minimum by re-use, recycling, back filling with site spoil minimum packaging for site plant / materials	Y/N
J.	<u>Site Waste Water (CoP 7)</u>	
	Consent waste water generated as trade effluent obtained	Y/N
	Dewatering of site via settlement tanks and reuse for watering down dust etc.	Y/N
	List of chemicals to be added to water to improve dust suppression	Y/N

Appendix L



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Agenda Item 11

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

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