

Royal Brompton Hospital

Background

For many years the Royal Brompton Hospital had been considering moving out of the borough in order to consolidate its activities on one campus. Recently it decided to stay and consolidate its Chelsea campus as a centre for specialist heart and lung treatment. This is of considerable social and community value to the Borough, London and the UK's position as a world leader and their decision to stay is welcomed.

The Royal Brompton Hospital campus has grown over many years and occupies several different buildings across this part of Chelsea. Some buildings no longer meet the requirements of a modern hospital and occupying a number of different buildings presents operational problems for the hospital.

The Royal Brompton and Harefield NHS Foundation Trust (RBHT) approached the Council to develop a planning brief for a number of sites in Chelsea as it is now seeking to consolidate its activities into one campus on Sydney Street. To fund this the hospital will need to dispose of some buildings and other sites in its ownership.

Local policy

In order to deliver a world class medical centre certain policy conflicts may arise:

- » **Social and community uses** - where it significantly improves the social and community uses, some enabling works such as private residential development may be permitted
- » **Retail and office uses** - The Council normally resists the loss of office and retail uses but a like-for-like reprovion may significantly reduce revenue for redevelopment
- » **Shops outside of town centres** - the Chelsea Farmer's Market area has an established retail need so replacement floorspace would normally be required
- » **Houses in Multiple Occupation** - the Council normally resists the loss of Houses in Multiple Occupation, but requiring retention 102 HMO units would significantly reduce revenue for consolidation of the hospital
- » **Dovehouse Street hospital buildings** - the Council has a duty to conserve and enhance the character and appearance of conservation areas.

Sites owned by the hospital



Site A: 250 King's Road and 151 Sydney Street



Site B: 117-125 Sydney Street



Site C: Hospital Sydney Street



Site D: Hospital Dovehouse Street



Site E: Fulham Wing



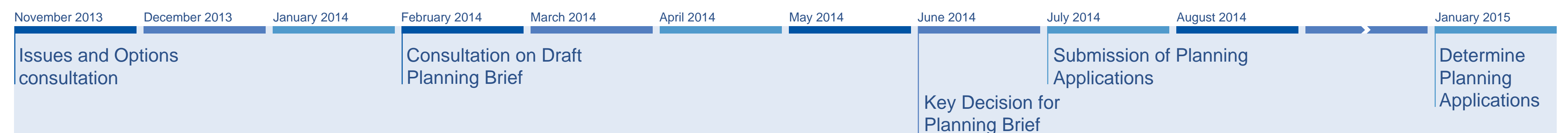
Site F: Dudmaston Mews



Site G: South Parade



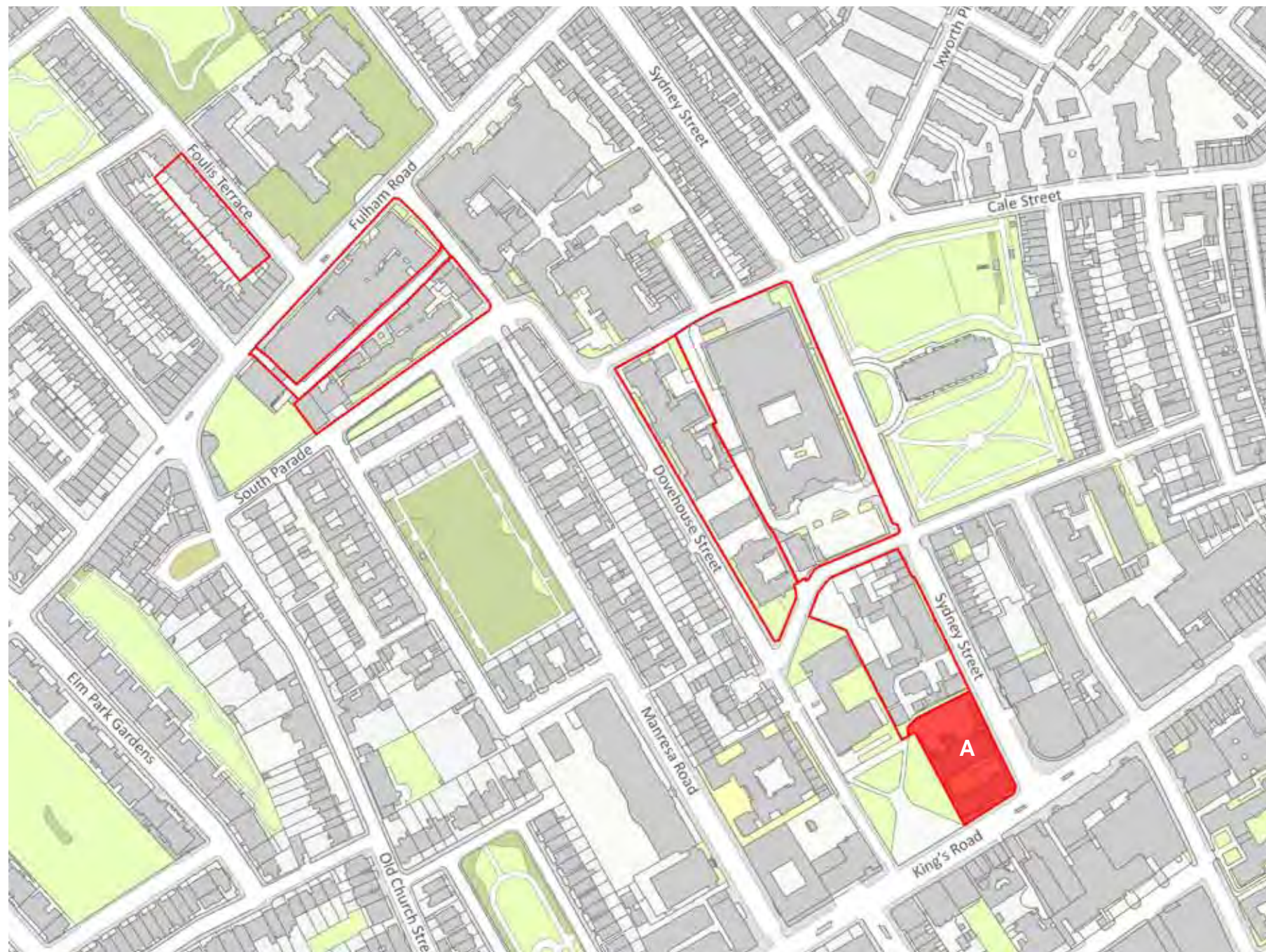
Site H: 1-11 Foulis Terrace



250 King's Road and 151 Sydney Street

The site

- » Two Edwardian buildings with a sunken courtyard
- » Ground and lower ground is in use as shops, arcades and restaurants with offices on upper floors
- » The buildings are described as undesignated heritage assets: although not listed, they make a positive contribution to the Royal Hospital Conservation Area



The issues

- » Core Strategy protects office uses but the office accommodation requires modernisation
- » Building layout could make residential conversion difficult
- » No retail frontage onto King's Road
- » No connection to Dovehouse Green

The options

- » Retain office uses on the upper floors with improved space for restaurants/cafes on the lower ground floor and courtyard between this building and 151 Sydney Street
- » As above but allow residential use on the upper floors
- » Create new links to Dovehouse Green



The front elevation of 250 King's Road



The North elevation of 151 Sydney Street

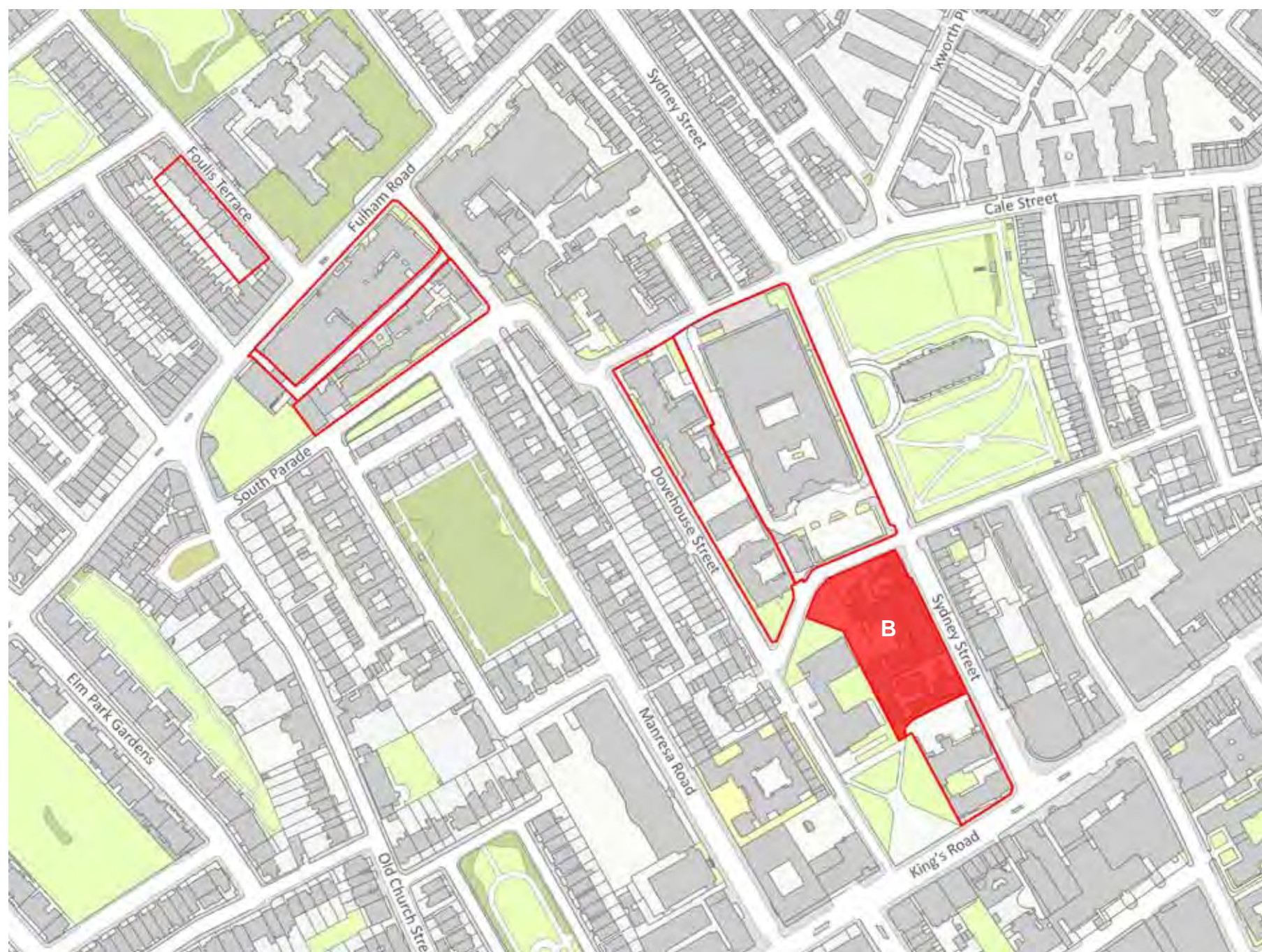


Sunken courtyard between 250 King's Road and 151 Sydney Street

117-125 Sydney Street

The site

- » Formerly a terrace of Georgian houses demolished in the 1960s, apart from those at 117-123 Sydney Street
- » 125 Sydney Street is currently occupied by the Chelsea Farmers' Market and the Chelsea Gardener
- » Single storey shop and restaurant retail uses, 1000m² of which has been occupied by the Chelsea Gardener since 1984



The issues

- » Current uses likely to be displaced by any future redevelopment
- » Buildings on the east side of Sydney Street may have rights to light that could restrict building height on the west side
- » No relationship to Dovehouse Green
- » Must consider the impact on the listed buildings of 117-123 Sydney Street
- » Shop uses at 117-123 have a high turnover and may not be viable

The options

- » Redevelop 125 Sydney Street for primarily residential uses and seek relocation of retail uses
- » Retain retail use at ground floor level on 125 Sydney Street with residential development above
- » Retain 117-123 Sydney Street but convert ground floor to residential
- » Retain 117-123 Sydney Street but keep ground floor in commercial use



Chelsea Farmer's Market restaurants



Chelsea Farmer's Market looking east

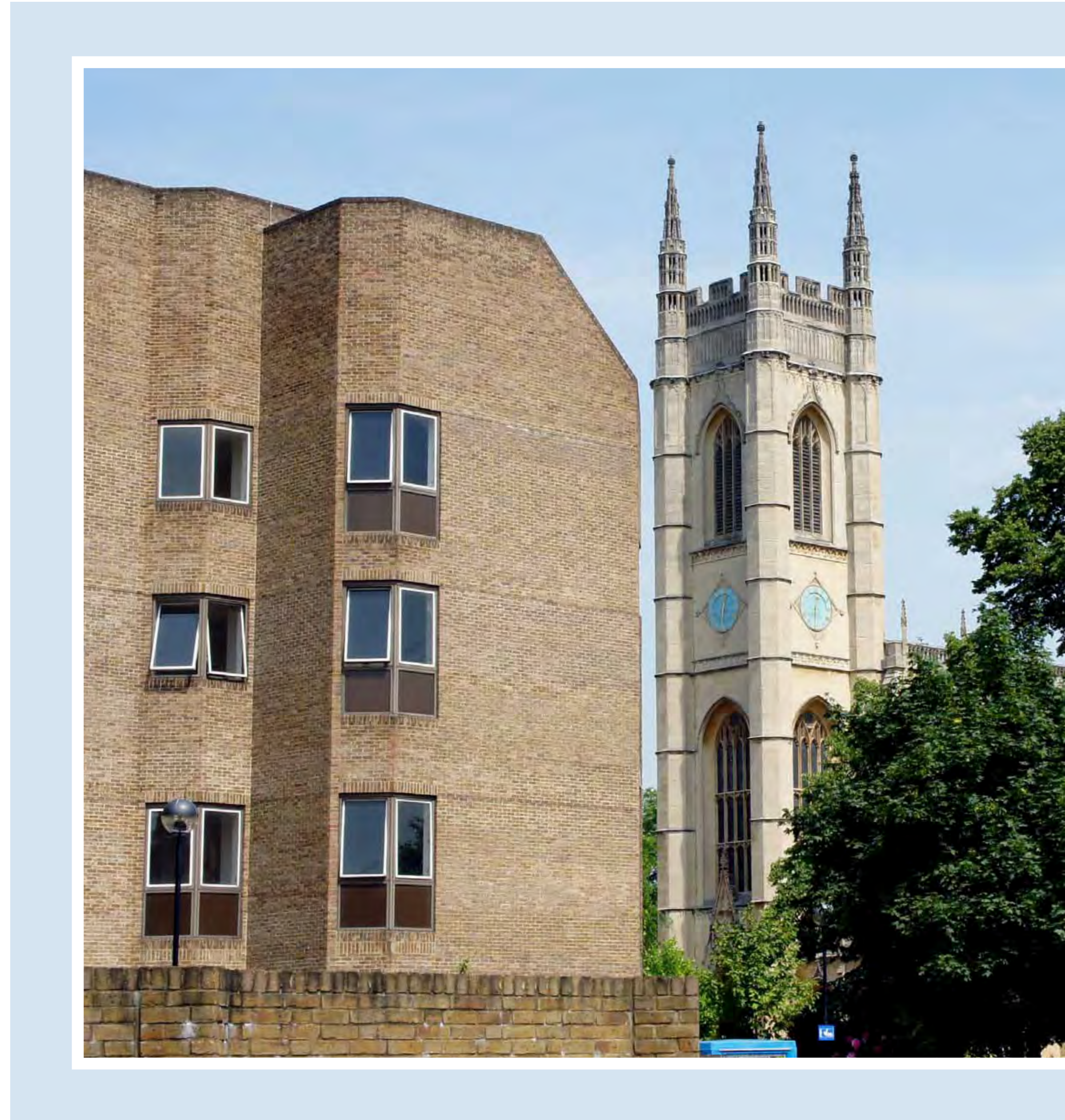


117-123 Sydney Street

Hospital Sydney Street

The site

- » Main hospital building built in the 1970s
- » The style of the building seems alien when compared to the surroundings
- » Not listed and not in a conservation area but does impact on the setting of the Grade I listed St Luke's church



The issues

- » At present, the building is not large enough to accommodate all the hospital's uses and therefore needs to expand towards Dovehouse Street and Britten Street
- » Links to Dovehouse Street buildings are convoluted
- » Although this building is architecturally unsympathetic building, particularly at upper floor levels, total redevelopment cannot be justified
- » There is an essential, but unattractive, surface level car park which detracts from the main entrance on Britten Street

The options

- » Improve external facade and create a better entrance to the hospital
- » Consider an additional storey in appropriate locations on the building



Poorly defined entrance to the hospital



The changes in ground level makes connections between buildings very challenging



North elevation of the hospital

Hospital Dovehouse Street

The site

- » Two inter-war hospital buildings currently used by the hospital
- » A series of poor quality temporary buildings and extensions have been added
- » The buildings are described as undesignated heritage assets: although they are not listed, they contribute to the character of the Chelsea Park/Carlyle Conservation Area



The issues

- » These buildings do not suit modern hospital requirements and it is difficult to connect them efficiently to the main hospital building. They will need to be demolished, at least in part
- » The Council has a duty to conserve and enhance the character and appearance of the Conservation Area
- » This means that any proposed replacement would need to be of exceptional quality and add to the character of the Conservation Area, and consider the impact on the amenity of the rest of Dovehouse Street

The options

- » Retain the facade of the main 1920s hospital building with a new building linking to the east
- » Demolish and provide a new hospital building fronting onto Dovehouse Street
- » Demolish and provide a new hospital building wrapped in lower mews style residential, office or hospital uses that visually compliment the residential buildings on the western side of the street



Hospital extensions on Dovehouse Street



Former nurses' home on Dovehouse Street

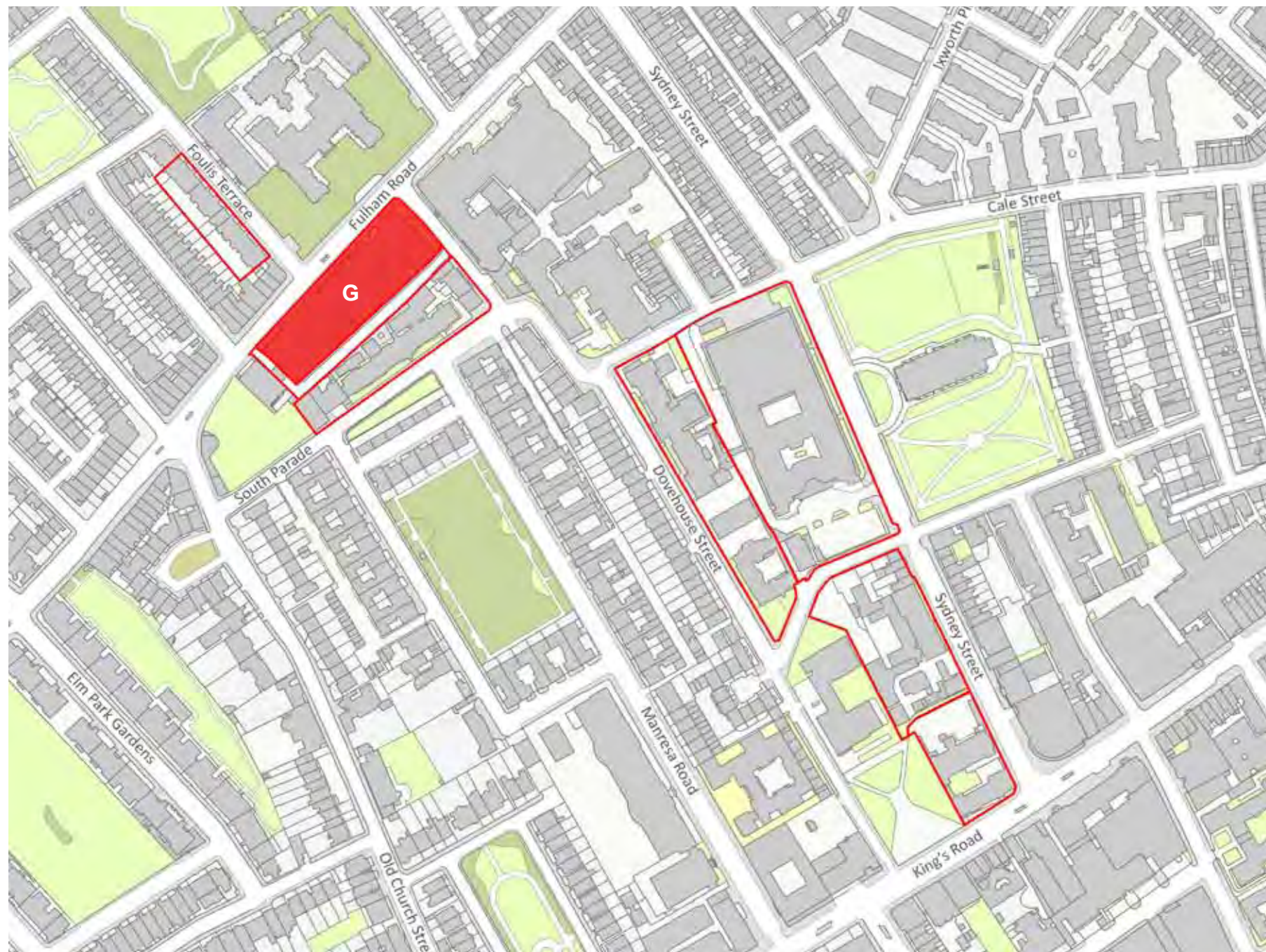
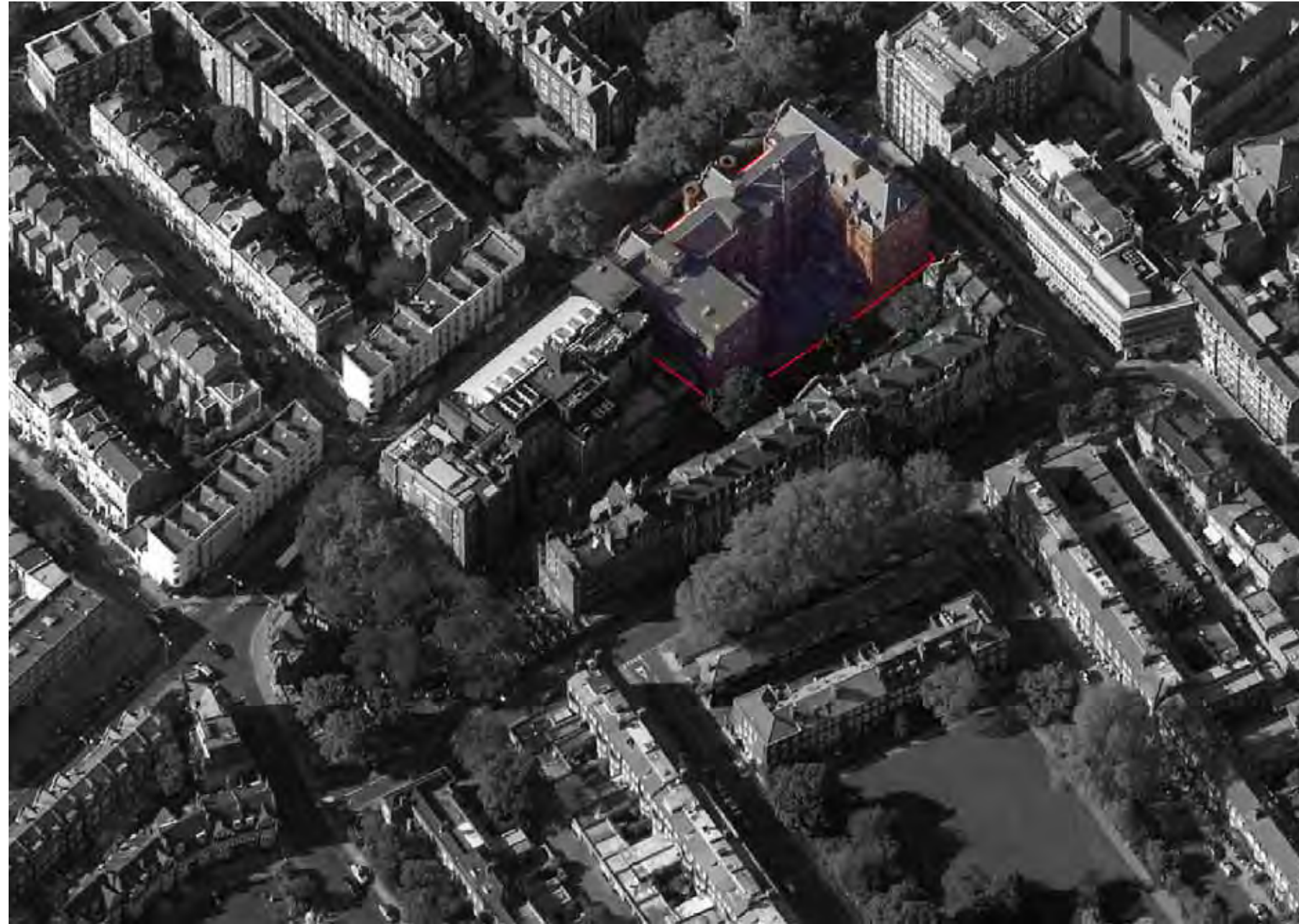


Unattractive addition to the former women's hospital on Dovehouse Street

Fulham Wing

The site

- » Built in the late 19th century, the Fulham Wing forms part of a campus of brick medical buildings together with Rose Square (formally part of the Royal Brompton) and the Royal Marsden Hospital
- » The building remains in hospital use and is described as an undesignated heritage asset: although it is not listed, it contributes to the character of the Chelsea Park/Carlyle Conservation Area



The issues

- » The building struggles to meet modern medical requirements
- » The floor heights and internal layout make conversion to other uses very challenging
- » Facade retention could result in some new floors cutting across elongated windows
- » The Council has a duty to conserve and enhance the character and appearance of the conservation area

The options

- » Retain the building and redevelop for residential use, possibly with an additional storey, accepting that floors may not always line up with windows
- » Retain part of the front and side facade and demolish the remainder of the building replacing it with a new residential building (illustrative example of facade retention in Cadogan Gardens - below right)
- » Completely demolish Fulham Road Wing and replace with a new residential building built to complement the style and material of surrounding buildings



Fulham Road elevation of the Fulham Wing



The detailing of the gables on the Fulham Wing

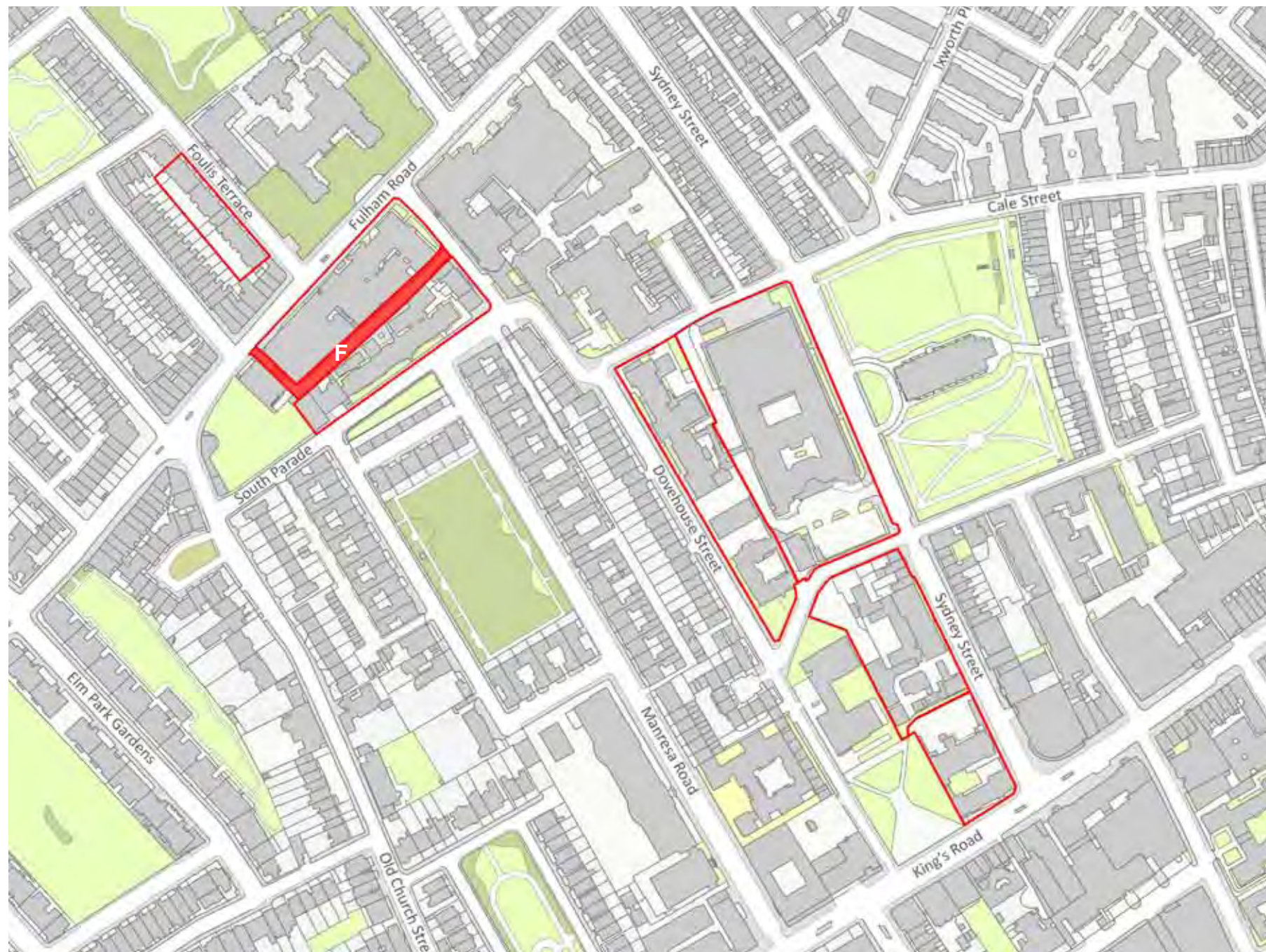


Example of facade retention on a building on Cadogan Gardens

Dudmaston Mews

The site

- » Service road running to the rear of the Fulham Wing and South Parade
- » Currently used as a hospital service area



The issues

- » Once the hospital use ceases, this space will underused
- » The quality of architecture is poor
- » Narrow, making additional development challenging

The options

- » Seek an innovative development that makes use of the space creating a more traditional mews
- » Make this an entrance (either public or private) to new residential buildings
- » Make this space a privately accessible courtyard for new residential uses on Fulham Road and South Parade



The south elevation Dudmaston Mews



The relationship between the mews and the buildings on South Parade



Dudmaston Mews is used for hospital parking and servicing

South Parade

The site

- » The terrace running east west comprises Trafalgar Chambers, the old fire station and the Brompton Nurses' Home; all buildings are in hospital use
- » The former fire station are Grade II listed; Brompton Nurses' Home and Trafalgar Chambers are undesignated heritage assets; all buildings are located within, and contribute to the character of, the Chelsea Park/Carlyle Conservation Area.



The issues

- » Building not suited to modern hospital requirements
- » Conversion to residential use would be relatively easy as some elements of the building are already used as accommodation
- » Impact on listed fire station

The options

- » Refurbish and remodel buildings as apartments releasing value for the redevelopment of the hospital
- » Refurbish, retain buildings and add an extension to the rear of the Nurses' Home
- » Retain the fire station and demolish all but the facade and side return of the Nurses' Home and replace with a new residential building behind



The former fire station



South Parade

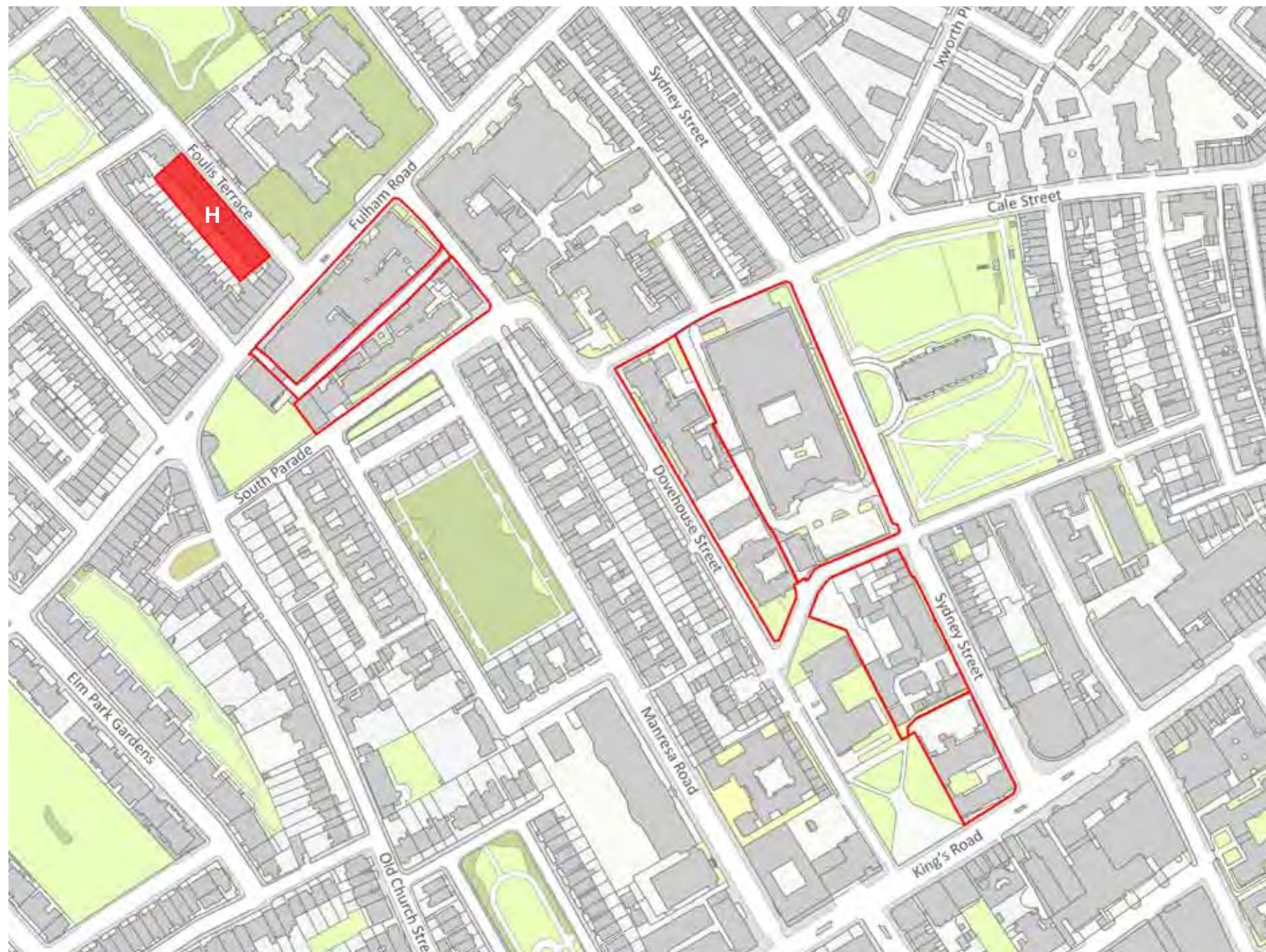


Detailing on the fire station's front elevation

1-11 Foulis Terrace

The site

- » Originally terraced houses now used as accommodation for hospital staff: there are 102 units classed as houses in multiple occupation (HMO) and a nursery at lower ground floor level
- » The terrace is located in the Thurloe/Smith's Charity Conservation Area and the buildings are Grade II listed



The issues

- » The accommodation is no longer required by the hospital. Modern shift patterns do not require staff changeover during the night when there is no public transport. Staff - like doctors on call - are now accommodated on the main campus or in one of many other buildings in the area
- » The HMO use is protected by Core Strategy policy but these are not conventional low-cost accommodation and provide minimal benefit to the general public
- » The buildings have been significantly remodelled internally and most original features have been lost

The options

- » Convert to private houses. This would restore the historic use of this listed terrace and help to preserve what remains of their interiors
- » Convert to private houses but introduce a new mansard roof storey to match Nos 9 and 10. This would create larger family units but could impact on the listed building
- » Retain HMO use



Front elevation of Foulis Terrace



The additional storey on 9 and 10 Foulis Terrace



The interior of Foulis Terrace