

Unable to come along?

If you want to be involved, visit the webpage www.rbkc.gov.uk/royalbromptonhospital to give your views online. This leaflet contains the main points that the Council wants to review in this consultation, and it has been sent to households in the borough within 400m of the hospital.

Please return your completed questionnaire either to the exhibition or post it to the FREEPOST address below. The closing date to receive your response is **Monday 9 December 2013**.

Information from this document can be made available in alternative formats and in different languages. If you require further assistance, please contact: neighbourhood.planning@rbkc.gov.uk



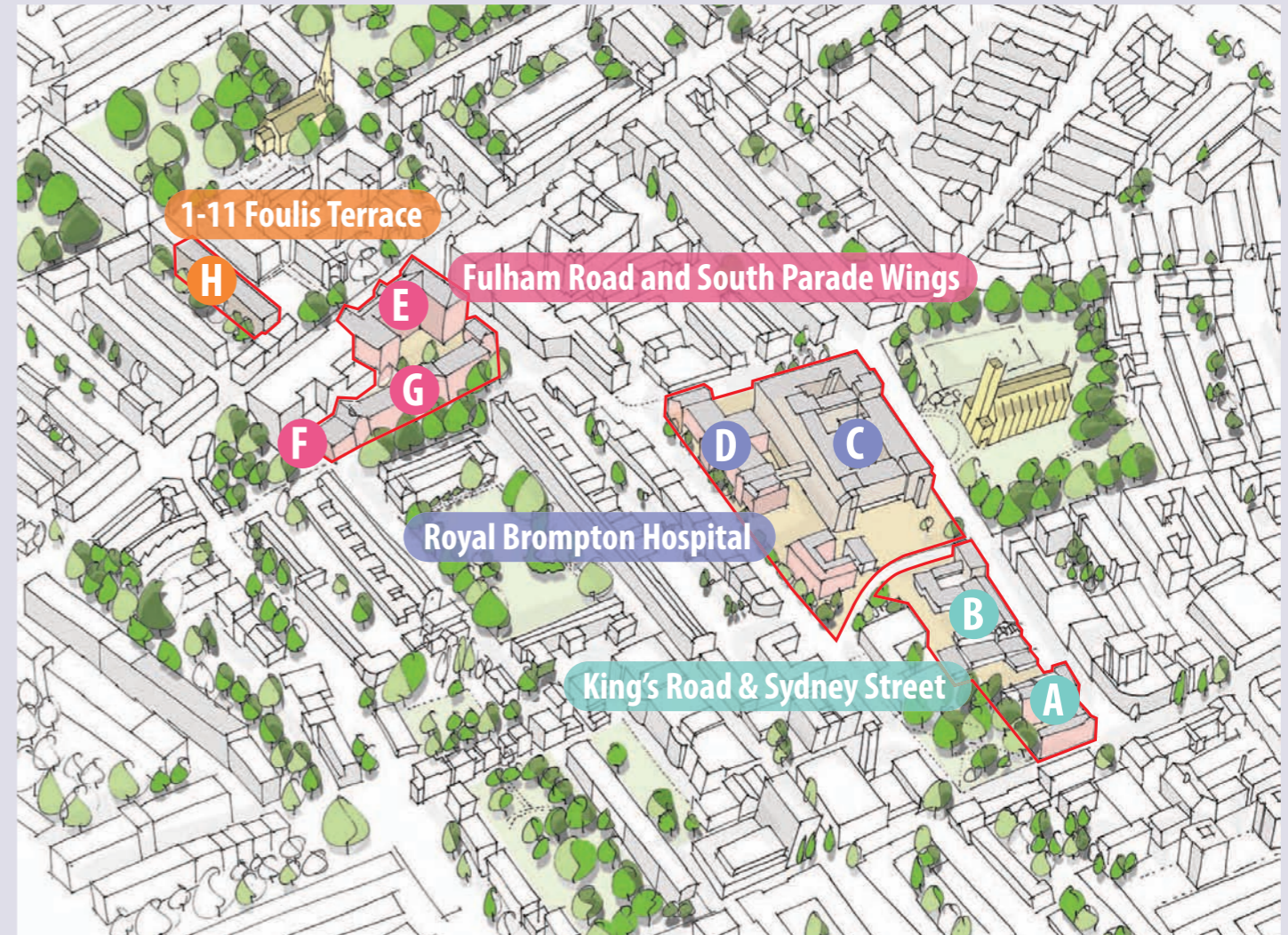
Courtyard between 250 King's Road and 151 Sydney Street

Next Steps

Following this first stage of consultation the Council will review all comments and feedback, and will produce a planning brief. There will be formal consultation on the planning brief in 2014, when there will be further opportunities to comment on the document, either in writing via the Council's website or at a consultation meeting. Details will be provided on the planning consultations page of the Council's website www.rbkc.gov.uk/consultations



Dudmaston Mews



Re-planning the Royal Brompton Hospital's sites

Would you support its future in Chelsea?

The Royal Brompton Hospital and Harefield NHS Trust is a world-class health facility for heart and lung treatment. Since its establishment it has grown considerably and occupies many different sites in the area. This extended campus now includes outdated buildings or accommodation, which are no longer needed for modern medical care. The Council is preparing a planning brief and that will be used to assess any planning applications that come forward. This is your chance to say which issues and options are the most important to consider for the proposed changes.

This leaflet explains these issues and options and provides details of how to give your views. **From Monday 25 November to Monday 9 December 2013** there will be an opportunity to visit an exhibition, share ideas or join a workshop to look at the area in more detail.

Call into the exhibition at Chelsea Library, Chelsea Old Town Hall, King's Road:

Mondays – Saturdays 9.30am-5pm
With evening opening on Mondays, Tuesdays and Thursdays until 8pm, Sundays 1pm-5pm

Open workshops will also be run on:

Wednesday 27th November at St Luke's Church Hall, St Luke's Street, 6pm-8pm
Monday 2nd December at Chelsea Old Town Hall, 10am-12pm
Wednesday 4th December at Chelsea Old Town Hall, 6pm-8pm



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Business Reply
Licence Number
RSLC-CACS-HYZ

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Royal Brompton Hospital Consultation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Re-planning the Royal Brompton Hospital's sites

The key issues involved in rationalising the Royal Brompton Hospital's sites are:

- Consolidating the hospital's activities onto one site
- Releasing land and buildings no longer needed to pay for this
- Permitting changes of land use
- Altering buildings, by either retaining their façades or redeveloping them.

Each option directly affects the NHS Trust's ability to re-invest in its facilities and services as it can raise significant funds by selling its land with planning permissions in place. The four main blocks under consideration are:

A & B King's Road & Sydney Street – a new quarter for Chelsea

This large block, which includes two surface car parks, a small terrace of Grade 2 listed buildings (117-123 Sydney Street), Chelsea Farmers' Market and The Chelsea Gardener (no. 125), 151 Sydney Street, and 250 King's Road, currently accommodates a range of shops, restaurants and offices. There is scope for creating courtyard spaces around the buildings with new café or retail uses, and opening onto Dovehouse Green. The options are:

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

- Retain office space on upper floors with shops and cafes around the courtyards below
- Change use to residential on upper floors with shops and cafes around the courtyards below
- Change use to residential on all floors with private gardens in the courtyards

B. 125 Sydney Street (Chelsea Farmers' Market and The Chelsea Gardener) and 117-123 Sydney Street:

- Keep 125 Sydney Street as retail area with residential uses above
- Relocate the existing retail uses on 125 Sydney Street and redevelop the land for residential use
- Retain ground floor retail uses in 117-123 Sydney Street with residential above
- Convert 117-123 Sydney Street to residential use.



E, F & G Fulham Road and South Parade Wings – new residential uses

The Fulham Road Wing and South Parade Wing are no longer convenient for patient care with old and unusual layouts, and some distance from the main campus. Running between them is Dudmaston Mews, which could be improved. The options for each site involve conversion to residential use:

E. Fulham Road Wing:

- Remodel the existing building possibly with an additional storey and tidying the façade
- Keep part or all of the façade and construct a new building behind
- Replace with a high quality new building designed to complement the area

F. Dudmaston Mews:

- Improve the street by having new entrances on each side
- Introduce new mews houses
- Convert it to a private courtyard for new residential buildings on either side

G. South Parade Wing:

- Remodel the existing building
- Remodel and add an extension or new building behind it
- Keep the main front and side façades and add a new building behind, integrating the listed former fire station and Trafalgar Chambers next door.



H 1-11 Foulis Terrace – Townhouses or HMO?

This terrace of 11 townhouses, classed as Houses in Multiple Occupation (HMOs), provides 102 units that have been used as staff accommodation. As hospital working patterns have changed, it can now be released to:

- Reinstate as private homes
- Reinstate as private homes with an additional mansard storey like 9-10 Foulis Terrace
- Retain as Houses in Multiple Occupation (HMOs), with new owners.



C & D Royal Brompton Hospital – a world-class medical campus

The buildings on the main hospital site lie between Sydney Street and Dovehouse Street and date from the 1920s to the 1970s with temporary buildings in between. To allow the hospital to consolidate, better use must be made of this site. The Sydney Street and Britten Street frontages are not attractive and the hospital entrance is difficult to find. The options for this are to:

C. Hospital Sydney Street:

- Improve the street frontage and create a new entrance
- Add an additional storey

D. Hospital Dovehouse Street:

- Keep the building façades and add new hospital buildings behind
- Redevelop to provide new hospital buildings on Dovehouse Street
- Redevelop to provide new hospital buildings with mews style buildings facing onto Dovehouse Street complementing the scale of the street.



Summary of Preferred Approaches

Please complete these questions and send this tear-off section together with any additional comments to the FREEPOST address provided overleaf. Please tick the options that apply.

Please add your postcode:

- Do you agree with the principle of supporting The Royal Brompton Hospital's consolidation onto one campus? Yes No
- Where the Hospital is seeking to reinvest in its facilities, do you favour:
 - Adding to the Sydney Street building to improve it
 - Keeping the Dovehouse Street façades with new buildings behind
 - Developing new high quality purpose-built facilities in context
- Where sites and buildings could be released for new uses, would you prefer:
 - Remodelled buildings with an extra storey
 - Developing new buildings behind existing buildings or façades
 - Developing high quality entirely new buildings in keeping with the area
- Do you favour keeping Dudmaston Mews a public street? Yes No
- Do you support creating new links from 250 King's Road and 151 Sydney Street to Dovehouse Green? Yes No
- Do you favour creating a mixed use quarter at the corner of King's Road and Sydney Street, with:
 - Office space
 - New courtyards and ground floor retail/ café spaces
 - Some residential uses on upper floors
 - Some residential only buildings
- Do you support the reinstatement of private homes on Foulis Terrace? Yes No