

CONSULTATION BOOKLET, JULY 2020

# Securing the future of the Maudsley Hospital site

We are seeking your views on our vision to redevelop Mapother House, the Michael Rutter Centre and the Professorial Building, on De Crespigny Park, to secure the future of the Maudsley Hospital site.



Transforming out-of-date facilities to deliver world class mental health care in the 21st century is the next step in South London and Maudsley NHS Foundation Trust's vision for its Denmark Hill site.

This brochure sets out proposals for the potential redevelopment of Mapother House, Michael Rutter Centre and the Professorial Building to modernise our inpatient facilities and deliver approximately 189 new homes, including 50% affordable homes.

We want to know what you think about the proposals. Your feedback will be considered as the designs for the site are finalised.

This can be provided by completing the feedback form at the back of this booklet or contacting us using the details on the right.

You are also invited to join one of our online discussion meetings. To register your attendance please email or call us.

**Thursday 6 August 6pm–7pm**  
**Wednesday 12 August 6pm–7pm**

 [mapothermrc@londoncommunications.co.uk](mailto:mapothermrc@londoncommunications.co.uk)

 0800 307 7546

 Write to us using our Freepost address

 For more information please visit our website: [www.slam.nhs.uk/about-us/get-involved/consultations-and-engagement](http://www.slam.nhs.uk/about-us/get-involved/consultations-and-engagement)

## Our future vision for mental health care

We want people using our services to continue receiving world class mental health care and treatment. We want them to get the right care, in the right place, at the right time.

To ensure the safety and quality of our mental health services for the people we serve, there is an urgent need to redevelop our hospital facilities, as many of our hospital buildings are old and in poor condition.

A plan to transform the Maudsley Hospital site has been evolving for several years, in consultation with staff, service users and local health care partners, enabling us to realise our vision of providing modern mental health care to our service users. We are in the first phase of achieving this as set out in the image to the right.



- Phase 1a:**  
Douglas Bennett House
- Phase 1b:**  
Pears Maudsley Centre for Children and Young People
- Phase 1c:**  
Proposed re-development of Mapother House, Michael Rutter Centre and the Professorial Building to fund the wider masterplan by delivering approximately 189 homes

### Delivering the first phase of our wider plan

The first phase of our wider plans for the site is already in progress:

Earlier this year we received planning permission from Southwark Council to redevelop Douglas Bennett House to create six, new adult acute wards alongside two specialist wards for neuropsychiatry and patients with eating disorders.

In April we submitted a planning application for the Pears Maudsley Centre for Children and Young People. This new facility will bring together experts in research and clinical care, many of whom are currently based in the out-of-date Mapother House and Michael Rutter Centre buildings, leaving the

buildings surplus to future requirements.

The Trust recognises there are sensitivities around selling off surplus NHS land. This is why we are actively looking at ways we can retain an interest in the site for the long term, while securing the essential capital we need to fund the development of vital new facilities for patients and service users.

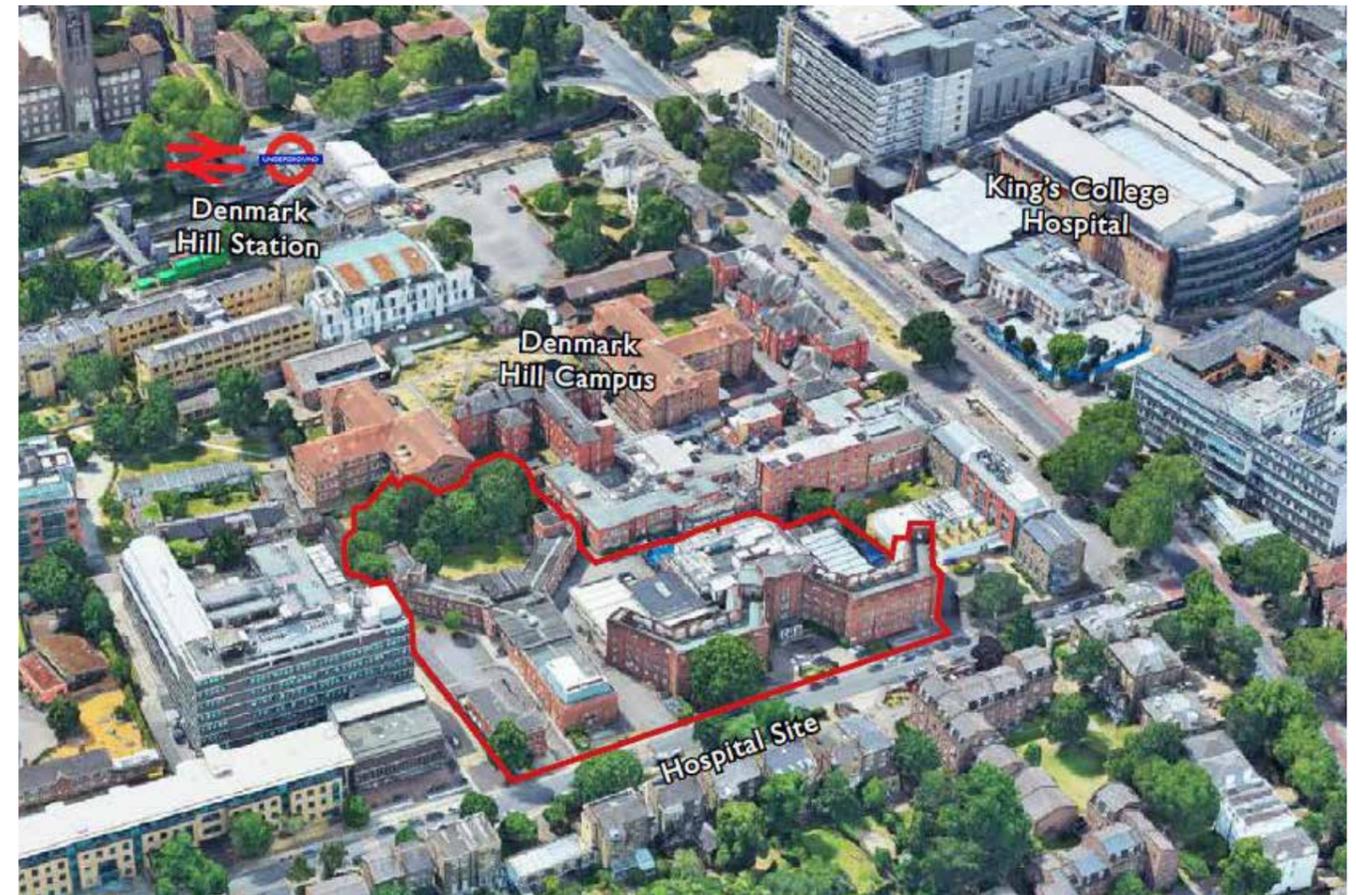
This has been agreed as the most practical and economically sustainable way forward for Mapother House and the Michael Rutter Centre, creating the opportunity to provide new homes in the borough, 50% of which would be affordable homes for local people.



Image of the new Douglas Bennett House, which was granted planning permission in January 2020.



Image of the proposed Pears Maudsley Centre.



Aerial image of the site.

### Transforming Mapother House, the Michael Rutter Centre and the Professorial Building into new, affordable homes

#### The site

Built in the 1930s, Mapother House, the Michael Rutter Centre and the Professorial Building are located on the Maudsley Hospital site, on De Crespigny Park Road and are home to many of our child and adolescent mental health services.

Mapother House is a four storey building arranged in a W formation.

The Michael Rutter Centre was built as a two-storey building arranged in an inverted Y shape.

The Professorial Building is currently occupied by King's College Hospital and is the small building to the east of the site. The buildings are no longer fit for purpose and do not provide the therapeutic and modern environment we need to provide for our patients and clinical teams.

None of the buildings are listed by Southwark Council, who consider these properties to have reached the end of their economically viable life.

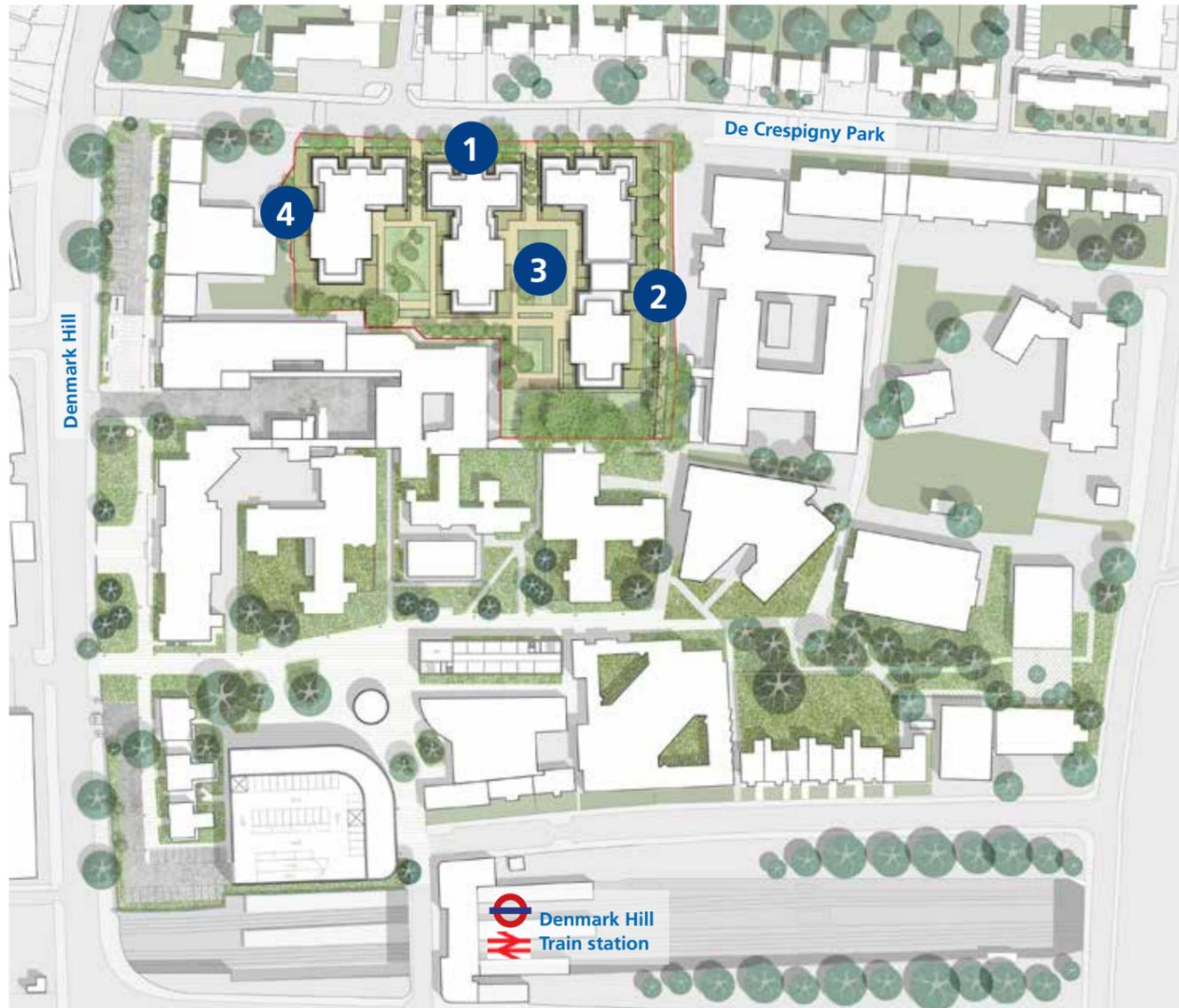


Existing image of Mapother House.



Existing image of Michael Rutter Centre.

## Our proposals



### 1 Providing much needed affordable homes in Camberwell

Our proposals will deliver approximately 189 new build homes comprising a mix of 1, 2, and 3-bedroom apartments, 50% of which will be affordable homes.

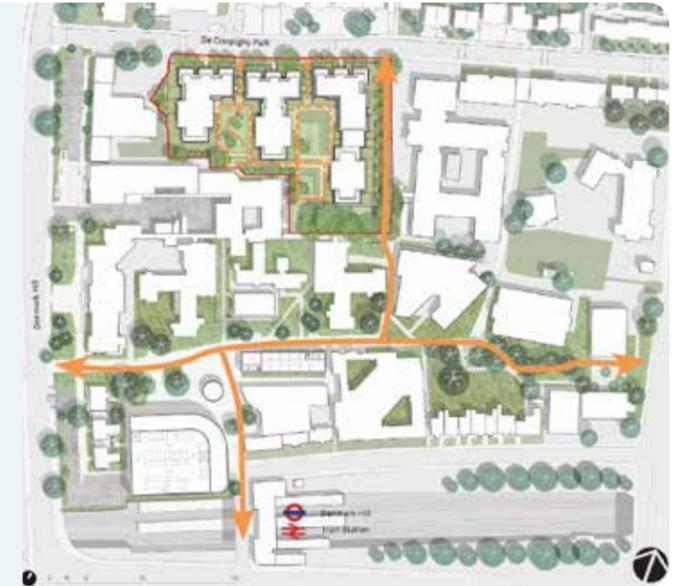
The affordable homes will be split 70% social rented housing and 30% intermediate housing.



### 2 A new pedestrian walkway to better connect the community

Our plans include a new pedestrian north-south link to improve connectivity from De Crespigny Park to Denmark Hill station.

We are proposing a pedestrian friendly, car-free development including secure, onsite storage for 530 bicycles.



### 3 New landscaping and greenery for all residents

The proposed buildings are designed to fit in better with the street scene on De Crespigny Park. Communal landscaped areas will be interwoven with play and amenity spaces to be enjoyed by all ages. Our landscape architects have designed the external spaces to promote and foster positive mental health and well-being through the features and planting.



### 4 Providing a nursery for the children of South London and Maudsley NHS Foundation Trust staff

We intend to replace the existing nursery, for 0-4 year olds, which is currently provided for our staff, and incorporate it in our plans for the site. The new nursery will be a purpose-built facility with a safe and secure outdoor play area. We will keep a nursery service running for our staff at, or as close as possible to, the Maudsley Hospital site, during construction.



## Emerging designs

Our emerging design proposals look to redefine the existing streetscape and enhance the relationship to De Crespigny Park. Our ambition is to provide a residential development far more in keeping with the surrounding homes within the Camberwell Grove Conservation Area.



### Internal courtyards and green spaces

We want to provide ample outdoor space for residents to enjoy. Our designs include a series of areas that will create different spaces for recreation and relaxation, set within an ecologically rich environment.



### De Crespigny Park

Our designs are a contemporary interpretation on the Georgian Villas which line the northern side of the road. The design draws on Georgian architecture with a distinctive bottom, middle and top to the buildings. The intricate brick detailing on the middle portion of the facade references the subtle diamond brick pattern of the current Mapother House building.



### Southern building

The southern-most courtyard building, which is the tallest onsite at eight storeys, is proposed to be faced in white brick. This design feature contrasts against the red brick of the surrounding buildings to visually break the exterior appearance of the buildings and helps to integrate with buildings in the surrounding area.

## Summary of our proposals

- + Approximately 189 new 1, 2 and 3 bedroom homes. 50% of new homes will be affordable (70% social rented housing and 30% intermediate housing).
- + Three main blocks ranging in height between five storeys on De Crespigny Park stepping up to eight storeys at the south of the site, on the hospital side of the site.
- + New onsite nursery for hospital staff with private outdoor space.
- + New walkways through the site offering better connections for Southwark's residents travelling to Denmark Hill station and beyond.
- + Extensive landscaping, communal gardens/green space and integral play-space across the site
- + A pedestrian-friendly, car-free development including secure, onsite storage for 530 bicycles.



### Freepost RTZX-GRSR-BLXR

### Mapother House and MRC Consultation

London Communications Agency  
8th Floor  
Berkshire House  
168-173 High Holborn  
London  
WC1V 7AA

## Timeline

### Summer 2020

Submit a planning application to London Borough of Southwark

### Late Summer-Autumn 2020

Southwark Council statutory consultation period

### Autumn-Winter 2020

Anticipated planning committee

### Spring 2024

Anticipated construction start (subject to planning permission) following relocation of existing services into new and improved other facilities.

## Thank you – how to share your views with us

### We want to get our new building development proposals right.

Due to the current Covid-19 restrictions we are unfortunately unable to host a physical public exhibition. We do want to still give you the opportunity to speak with the project team and have organised two online discussion meetings at the times shown on the front cover. To register for the meeting please email or call us using our contact details.

## Contact us

We would like to hear your views and look forward to hearing from you. Please share your feedback with us using the comments form below, or get in touch using the details on the front cover.

If you would like a copy of this newsletter translated, or a Braille version provided please do let us know and we would be happy to provide.

Thank you for taking the time to read this booklet. We hope you have found the information provided helpful and we welcome your views on our proposals.



South London  
and Maudsley  
NHS Foundation Trust



esa architecture



# Have your say

We want to hear your thoughts on the proposals we have set out in this booklet. Please use the space below to tell us your views. Once complete, you can tear off the comments form and post it back to us with the freepost address on the rear. You do not need to use a stamp. If you would like to provide additional comments or ask questions, please use the contact details on the front page.

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Name: .....

Address: .....Postcode: .....

Email: .....Phone: .....

If you wish to be kept informed about progress with this consultation and development, please tick this box. We are required to collect consultation data in respect of these proposals so that feedback from the local community can be assessed and summarised within the planning application documents. Please be assured however that we will not hold or use your data for any other purpose whatsoever.