



Mapother House & Michael Rutter Centre, Maudsley Hospital

(Reference: 20/AP/2768)

This document provides an overview of the South London and Maudsley NHS Trust's (SLaM) application for the redevelopment of Mapother House, Michael Rutter Centre and the Professorial Building. The application seeks to deliver new homes and enable the transformation of our inpatient facilities to create buildings fit to deliver world class mental health care in the 21st century - modernised, high quality, inpatient and community facilities serving communities in Southwark and Lambeth, as well as a centre for national excellence.

Background

South London and Maudsley NHS Foundation Trust

SLaM provides the widest range of NHS mental health services in the UK. We aim to make a difference to lives by seeking excellence in all areas of mental health and wellbeing. Our 4,800 staff serve a local population of 1.3 million people. We offer more than 230 services including inpatient wards, outpatient and community services. We provide inpatient care for approximately 3,900 people each year and we treat more than 67,000 patients in Lambeth, Southwark, Lewisham and Croydon. We also provide more than 50 specialist services for children and adults across the UK including perinatal services, eating disorders, psychosis and autism.

Masterplan

South London and Maudsley NHS Foundation Trust (SLaM) and its partners are investing £140 million in modern mental healthcare services and facilities at our Maudsley Hospital site, providing better care and experience for local people. The upgrades to the site have formed a Masterplan, which includes three initial phases (1A-C):

- **1A:** Transforming **Douglas Bennett House** into a modern inpatient facility with eight co-designed adult wards. This phase has already received planning permission and construction works have commenced.
- **1B: New Pears Maudsley Centre for Children and Young People** – combining improved mental health services and facilities for local children and young people. This includes inpatient, outpatient and crisis care with a world-leading facility bringing frontline clinicians and academics together to research, understand and develop new interventions more quickly than ever as well as targeted prevention approaches, transforming mental health for young people locally and globally. Southwark's planning committee voted to approve the application in November 2020, and it is expected to be determined by March 2021.
- **1C:** Redeveloping outdated parts of our estate which are no longer fit for 21st century mental healthcare; **Mapother House, Michael Rutter Centre and Professorial Buildings** at the Maudsley site will be redeveloped as housing - meeting urgent local need for more homes, creating significant numbers of affordable homes and helping to fund better mental healthcare facilities and services.



Existing Mapother House



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.

Plan showing phases 1A, 1B, 1C.

Mapother House & Michael Rutter Centre, Maudsley Hospital: Our proposals

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 buildings are old and in poor condition. The existing Mapother House, Michael Rutter Centre, Professorial Buildings at the Maudsley Hospital site are not fit for purpose. The aim of this redevelopment is to release value from surplus estate at Maudsley Hospital to reinvest back into our current and future hospital and community facilities while creating much needed new homes, for local people in Southwark.

Providing much needed **affordable homes in Camberwell**

Our proposals will deliver approximately **187 new homes** comprising a mix of **1, 2, and 3-bedroom** apartments, **50%** of which will be **affordable homes**. 70% of the affordable homes will be social rented housing and the remaining 30% intermediate housing. The housing will be split across three main blocks ranging in height between five storeys fronting on De Crespigny Park, stepping up to eight storeys towards the south, on the hospital side of the site.

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 and beyond. We are proposing a pedestrian friendly, car-free development including 568 bicycle spaces.

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.

Providing a nursery for the children of SLaM 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 354sqm 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.



Design

The design of the proposals, by ESA Architecture, looks to redefine the existing streetscape and enhance the relationship between the hospital and De Crespigny Park. Our ambition is to provide a residential development in keeping with the surrounding homes within the Camberwell Grove Conservation Area. The proposals have been carefully designed in order to minimise the impact on our neighbours, with three main blocks ranging in height between five storeys on De Crespigny Park, stepping up to eight storeys towards the south, on the hospital side of the site.

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.





CAMERA LOCATION



EXISTING PHOTO



PROPOSED MASSING



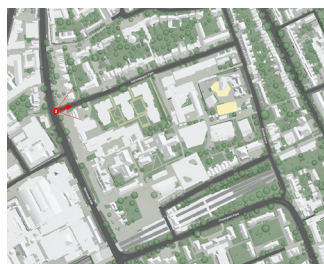
CAMERA LOCATION



EXISTING PHOTO



PROPOSED MASSING



CAMERA LOCATION



EXISTING PHOTO



RENDERED VIEW

Local benefits

Our proposals would secure the essential capital we need to fund the development of vital new facilities for patients and service users.

- Facilitates significant **investment** into the **improvement** of **Mental Health Services** for Southwark residents
- Helps to address the demand for housing in the borough, **delivering 187 new homes** with a broad mix of types (1, 2 and 3 bedrooms)
- **Delivers 50% affordable housing**, in line with the Borough's Tenancy Strategy, to help ensure housing is genuinely affordable to local people through the inclusion of the most affordable tenures
- Of the affordable housing, a policy compliant tenure mix, with **70% socially rented** and **30% intermediate homes**
- **Creation of a new North-South link** through the **Maudsley Hospital Site** to **Denmark Hill Station**, greatly improving connectivity and **public realm** in the area
- Promotion of **sustainable transport** with **568 cycle spaces** and car club membership for residents for three years
- **Improvement** in the **ecological value** and **habitats** of the site, enhancing the ecological importance of the site and local area
- **A sustainable design strategy** that incorporates PV panels, **green roofs**, Air Source Heat Pumps and a Sustainable Urban Drainage System
- **Community Infrastructure Levy** of **c.£1.8m** and additional **£106 contributions** will fund improvements to the local infrastructure, providing improvements for existing residents
- Sustainable design including **increased greening** and **97 trees** planted onsite

Working with our neighbours

Due to Covid-19 and social distancing guidelines the consultation was amended and upgraded to include a community newsletter, video presentation, and online public meetings for stakeholders, residents and community groups. The consultation also included a thorough engagement programme with meetings offered and held with key stakeholders, ward councillors, local groups, and residents. Our initial service review and the development of our planning application has sought to respond to the views of residents, community organisations, elected representatives and service users.

Subject to obtaining planning permission, SLaM would look to start work on site in 2024.

Ahead of commencing works onsite, a detailed Construction and Environmental Management Plan and Construction Traffic Plan will be submitted to Southwark Council. These will outline the numerous measures which we will undertake during construction to mitigate disruption to neighbours and the surrounding area. This includes registering with the Considerate Constructors Scheme with strict controls on dust, noise and working hours, and creating a regular liaison with local stakeholders and neighbours during the construction process.

Contact

If you have any questions, or would like further information about the proposals, please get in touch:



: 020 3228 2963



: leceia.gordon-mackenzie@slam.nhs.uk



: <https://slam.nhs.uk/about-us/capital-projects-and-modernisation-programme/>

**South London and Maudsley NHS Foundation Trust, Trust Headquarters,
Maudsley Hospital, Denmark Hill, London SE5 8AZ**

T. 020 3228 2963

E. communications@slam.nhs.uk

W. www.slam.nhs.uk

Switchboard: 020 3228 6000