

SWT Special Full Council

Tuesday, 8th December, 2020,
6.15 pm



Somerset West
and Taunton

[SWT VIRTUAL MEETING WEBCAST LINK](#)

Members: Hazel Prior-Sankey (Chair), Simon Coles (Vice-Chair), Ian Aldridge, Benet Allen, Lee Baker, Marcus Barr, Mark Blaker, Chris Booth, Paul Bolton, Sue Buller, Norman Cavill, Dixie Darch, Hugh Davies, Dave Durdan, Kelly Durdan, Caroline Ellis, Habib Farbahi, Ed Firmin, Andrew Govier, Roger Habgood, Andrew Hadley, John Hassall, Ross Henley, Marcia Hill, Martin Hill, John Hunt, Marcus Kravis, Andy Milne, Richard Lees, Sue Lees, Libby Lisgo, Mark Lithgow, Janet Lloyd, Dave Mansell, Chris Morgan, Simon Nicholls, Craig Palmer, Derek Perry, Martin Peters, Peter Pilkington, Andy Pritchard, Steven Pugsley, Mike Rigby, Francesca Smith, Federica Smith-Roberts, Vivienne Stock-Williams, Phil Stone, Andrew Sully, Nick Thwaites, Anthony Trollope-Bellew, Ray Tully, Terry Venner, Sarah Wakefield, Alan Wedderkopp, Danny Wedderkopp, Brenda Weston, Keith Wheatley, Loretta Whetlor and Gwil Wren

Agenda

1. Apologies

To receive any apologies for absence.

2. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

3. Public Participation - To receive only in relation to the business for which the Extraordinary Meeting has been called any questions, statements or petitions from the public in accordance with Council Procedure Rules 14,15 and 16

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

Temporary measures during the Coronavirus Pandemic

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will either be answered by the Chair of the Committee, or the relevant Portfolio Holder, or be followed up with a written response.

4. To receive any communications or announcements from the Chair of the Council

5. To receive any communications or announcements from the Leader of the Council

6. To receive only in relation to the business for which the Extraordinary Meeting has been called any questions from Councillors in accordance with Council Procedure Rule 13

7. Sale of a portion of Galmington Playing Fields land

This matter is the responsibility of Executive Councillor Federica Smith-Roberts, Leader of the Council

The purpose of the report is for Full Council to consider this matter and make a final decision as to whether it wishes to proceed with the sale.

(Pages 5 - 98)

A handwritten signature in black ink, appearing to read "James Hasset". The signature is written in a cursive, flowing style.

**JAMES HASSETT
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by taking part in the Council Meeting during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Following Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will be live webcasting our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting](#) website.

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using governance@somersetwestandtaunton.gov.uk

Any requests need to be received by 4pm on the day that provides 2 clear working days before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Thursday prior to the meeting.

The Governance and Democracy Case Manager will take the details of your question or speech and will distribute them to the Committee prior to the meeting. The Chair will then invite you to speak at the beginning of the meeting under the agenda item Public Question Time, but speaking is limited to three minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group.

Please see below for Temporary Measures during Coronavirus Pandemic and the changes we are making to public participation:-

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will be answered by the Portfolio Holder or followed up with a written response.

Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

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Report Number: SWT 159/20

Somerset West and Taunton Council

Special Full Council – 8 December 2020

Sale of a portion of Galmington Playing Fields land

**This matter is the responsibility of Executive Councillor Federica Smith-Roberts,
Leader of the Council**

Report Author: Alison North, Director for Internal Operations

1 Executive Summary / Purpose of the Report

- 1.1 In 2011, the Taunton Deane Borough Council Executive resolved that:
 - (1) The principle of selling a small part of the Galmington Playing Field to Maggie's Cancer Charity for the development of a new psycho-social support centre at Musgrove Park Hospital, Taunton be agreed; and
 - (2) Maggie's and Musgrove Park Hospital be requested to give careful consideration at the design stage to the potential impact on local parking issues and the provision of access to the new centre through the hospital grounds.
- 1.2 Since that decision Maggie's have received detailed planning consent on the 29 March 2019 and are ready for the Council to proceed with the land disposal process.
- 1.3 There has been continued community interest in the 'in principle' decision to sell a small part of Galmington Playing Fields and feedback has challenged the appropriateness of the location of the centre and the impact that would have on playing field provision in Taunton.
- 1.4 Following the formation of Somerset West and Taunton Council, the significant community interest and the fact that the Executive made an in principle decision in 2011, it is appropriate for the Council to consider this matter and make a final decision as to whether it wishes to proceed with the sale.

2. Recommendations

2.1 That Full Council resolves to authorise Officers:

2.1.1 to progress the disposal of a parcel of land at Galmington Playing Fields (as shown in Appendix D – Land Requirement) to Maggie’s for the purpose of a new cancer support centre; and if so

2.1.2 to report back to Full Council following statutory publication of the disposal for consideration of any representations received and a final decision on disposal; and

2.1.3 to investigate placing the remaining land into trust.

3 Risk Assessment (if appropriate)

3.1 None

4 Background

4.1 Somerset West and Taunton Council (the Council) are the freehold proprietors of playing fields at Galmington. The Galmington playing fields are located immediately adjacent to the NHS Musgrove Park Hospital – **Appendix A (Enclosure 1)**

4.2 The playing fields were gifted to the Mayor Aldermen and Burgesses of the Borough of Taunton by Andrew Hamilton Gault via a Deed of Gift dated 31st December 1931.

4.3 The Galmington playing fields were made registered as a charity on 13th December 1962 the charitable objects are stated to be the *“provision and maintenance of a recreation ground for the community as whole”*

4.4 As sole trustee, the Council, as a corporate body, both holds the property and oversees its application as the charity trustee. The charity is not a legal entity in its own right hence the title to the land is held in the name of Somerset West and Taunton Council. The charity land is not part of the corporate property and funds of the Council and is dealt with separately. Under the Council’s current constitutional arrangements, any decisions relating to the charity are to be taken by Full Council.

4.5 In 2011, Taunton Deane Borough Council (TDBC) was approached by Maggie’s – a charity which specialises in support to people with cancer and their family and friends. It should be noted there have been previous approaches to the Council in 1952 and 1987 from Musgrove Park Hospital for the hospital which resulted in the transfer of two small parcels of the playing fields. There was also an approach by the Hospital in 2002 for land for a car park which was declined by the Council.

4.6 Since 1996, Maggie’s have constructed a number of Centres across the UK within the grounds of NHS cancer hospitals with their own professional staff to offer the above support. Maggie’s are seeking to acquire the freehold ownership of a small part of the Galmington playing fields to allow for the construction of a new Centre. The area of land in question is located immediately adjacent to Musgrove Park Hospital and the new

Centre would be accessed through the Hospital. A drawing showing the location of the proposed Centre is attached **Appendix B (Enclosure 4)**.

4.7 The request for disposal of the land was considered by TDBC's Executive Committee on 16th November 2011. The Executive resolved as follows:

- (1) *The principle of selling a small part of the Galmington Playing Field to Maggie's Cancer for the development of a new psycho-social support centre at Musgrove Park Hospital, Taunton be agreed; and*
- (2) *Maggie's and Musgrove Park Hospital be requested to give careful consideration at the design stage to the potential impact on local parking issues and the provision of access to the new centre through the hospital grounds"*

4.8 Following the 'in principle' decision of 2011, the project was held in abeyance by Maggie's for a number of years due to other commitments. On 29 March 2019, Maggie's applied for and obtained planning permission for the proposed new two storey cancer care centre (38/19/0008).

4.9 It should be noted that in addition to any consideration paid for the land, Maggie's would also be required to cover the cost of providing and equipping a new children's play area on the playing fields and realigning the sports pitches.

5 The proposal from Maggie's and site considerations

5.1 Maggie's nationally build and operate a psycho-social support centres for people with cancer and their families, friends and carers. The proposed Building will be used as a Cancer Caring Centre providing practical, social, emotional support for people with cancer and their friends and families. Maggie's previous presentation given to Council about their building and services is attached in **Appendix C (Maggie's slide pack)**

5.2 Maggie's have national presence and have chosen Taunton to be the South West site as it would sit well alongside Musgrove's current cancer care provision of The Beacon Centre. The Beacon Centre was built ten years ago as a result of a public campaign to have world class cancer care provided in Somerset, it was recently voted the third best cancer centre in the country by the national cancer patient survey.

5.3 Site selection is a key component of Maggie's strategy and operating model. The centres are purposefully designed and located as close to oncology wards (no more than 100 metres away) as possible to ensure the care is accessible for patients and for the oncology clinicians. For example doctors will often use Maggie's to have very difficult conversation with families in an environment that is less clinical, this is especially key when dealing with young families. So the ability for a busy doctor to access the space easily is very important.

5.4 The site location that is able to achieve the above requirements is the small piece of Galmington Playing field as indicated in **Appendix D and D1**. The Galmington Playing fields area is 3.85ha and amount of land sought is 1840 m (72m x 24m) located in the North West Corner. This amounts to 4.6% of the total playing fields. **Appendix E**

(Design Statement) provides the detailed design statement of the site as provided to planning committee.

- 5.5 Meetings have taken place with Taunton and Somerset NHS Foundation Trust in January 2020 and November 2020 to understand and explore alternative options within the hospital estate. They have confirmed that there are limited and unacceptable options for locating the centre on the hospital site itself. They have an estate management plan that extends to 2030. These plans have no proposals to develop further healthcare facilities on any part of Galmington Playing Fields, the plans are focused on better using the existing hospital site to meet the needs of providing modern healthcare services. **Table 1** below provides the full statement
- 5.6 The hospital's redevelopment plans are complex and involve an extended programme of decants and multiple site moves that preclude their being any viable option that would be suitable or easily accessible to the patients of the Beacon Centre. In addition, since the beginning of COVID 19, there are now further significant pressures on the estate that have increased the challenge on this site further.
- 5.7 For example some areas that were explored with the Trust are:
- Galmington Fields car park as a temporary area next to the Beacon Centre and the Beacon Centre Car Park– the temporary location next to the beacon centre is still within the playing field boundary of land and is heavily used for matches played. The beacon centre car park is now part of the site and continued ambulance access for critical care facilities so is not suitable. In addition another temporary operating theatre will be housed on site.
 - The demolishing the Parkside building - Parkside is in use and the beds are occupied with NHS patients. There isn't a current plan to demolish Parkside in the next few years
 - The single story and low rise buildings, sheds and stores at that end of the hospital site and possible integration of space - all of these are in use and either house existing facilities, including gas manifolds, estates facilities, mortuary etc. They will cost to move and there are at present no other spaces to house them.
- 5.8 Site visits have taken place with officers and Maggie's to explore alternative options not on the Musgrove Park estate that would negate the need to utilise the piece of land from Galmington Playing Fields. Such as areas adjoining the Council Car Park, re-ordering some of the housing to create sufficient space. The conclusion was that all of these options were very difficult to achieve without some very significant or legal obstacles to address or they are not within the 100 metre distance from the oncology ward criteria set by Maggie's operational strategy.
- 5.9 Sites away from the Musgrove Park Estate in other areas of Taunton were also explored with Maggie's however as outlined in 5.3 the connectivity with the hospitals oncology ward is a crucial part of the operation of Maggie's and for the clinical staff of the hospital so are not viable as the building strategy requires a distance no more than 100 metres from the Beacon Centre

Table 1:

Statement from Taunton and Somerset NHS Foundation Trust

The Trust has long held ambitious plans to redevelop the older facilities on the Musgrove Park Hospital site. These plans are regularly reviewed and updated; currently the development proposals extend up to 2040. Over the long evolution of our site plans there has never been any discussion or proposal to develop healthcare facilities on any part of the Galmington Playing Fields. Our redevelopment plans are very much focused on better using our existing hospital site to meet the needs of providing modern healthcare services.

The proposal to locate the Maggie's Centre on the Galmington playing fields arose from discussions in 2011 about the very limited and unacceptable options for locating a centre on the hospital site itself. Currently our site is very congested, with the older buildings predominantly in the location of the existing Beacon Centre. Since this discussion there has been significant further developments on the site including the development of the new surgical centre, and the announcement of the new hospital buildings programme which Musgrove will benefit from. This will result in significant site disruptions and decants required to deliver the updated facilities by 2030. Our redevelopment plans are complex and involve an extended programme of decants and multiple site moves that preclude there being any viable option that would have located a Maggie's Centre on our site, which could be easily accessible to the patients in the Beacon Centre. The Trust still considers the current proposed site for the Taunton Maggie's Centre is the best and only solution in the medium term that will allow cancer patients visiting the Beacon Centre to benefit from the services provided at the Maggie's.

The impact of Covid has also had a significant impact on space available, the creation of additional critical care beds and theatre, and the services required have added very tangible space and accommodation issues. A number of these have been addressed by moving a number of corporate colleagues off the site however the pressures overall are now higher than envisaged both in 2011 and in February of this year.

6. The concerns from residents

6.1 During the planning application stage, several concerns from residents were raised which can be summarised under the following themes. This is not an exhaustive list of all the concerns but does reflect the main issues consistently raised:

- (a) Loss of Playing Field and Green Space
- (b) Parking and the effects on residents
- (c) Loss of playing pitches
- (d) Loss of a play area

6.2 With regards to points (a), (b) and (d) planning permission conditions prevent the creation of any pedestrian link to the centre through the playing fields (except in emergencies). There is a condition which ensures that the construction of the new play area and pitch realignment is carried out before the Centre is brought into use.

6.3 With regard to point (a), as per point 5.4 above, the loss of playing field equates to 4.6 % of the whole playing field. There are concerns that the build of the centre may provide a 'green light' for further works and the total loss of the playing field. The land is subject to charitable trust and any sale would need to meet the criteria of the Charities Act 2011 in the same way the proposed land sale to Maggie's will need to if it is to proceed. One option is for the Council to explore the possibility of entering into a Deed of Dedication under the Fields in Trust scheme. This would provide an additional level of protection (over and above charity law) and would prevent any future disposal without the consent of Fields in Trust

7. The legal position

7.1 At the time of decision in 2011, it appeared that there were two legal restrictions affecting the land of Galmington Playing Fields, meaning that the Council would have needed to follow two steps as follows:

(i) There is a covenant on the title which requires the land to be only be used as public recreation grounds or open spaces. It was thought that this covenant could only be removed either by the existing legatees of Brigadier Gault giving consent or by an application to the Lands Tribunal (now the Upper Tribunal) for the covenant to be lifted.

(ii) The land is subject to a charitable trust and the Council as sole trustee can only sell the land on terms set out in the Charities Act 2011 which obliges the Council to comply with various requirements, including to be satisfied that it is obtaining the best terms possible for the sale.

7.2 The Council has sought external Counsel's opinion and solicitor advice on both of these restrictions in October 2019 and November 2020. The opinion and advice are subject to legal privilege and, therefore, will not be disclosed. However, the above legal advice is clear that the land is not encumbered by a restrictive covenant which would prevent the sale to Maggie's. In short, the burden of a restrictive covenant can only be enforced where the covenant was entered into for the benefit of ascertainable land. The Deed of Gift did not identify any land which was retained by Brigadier Gault. As such, the covenant was personal only to him.

7.3 Accordingly there is no requirement to lift the covenant on the land to enable the sale to Maggie's as it is no longer enforceable (see 7.1 (i) above).

7.4 The legal position is also clear that the land is subject to a charitable trust and therefore any such disposal of the land would have to be justified as being in the best interests of the Charity (and not by reference to any other considerations) and in compliance with the Charities Act 2011. The Council has power under Section 6 of the Trusts of Land and Appointment of Trustees Act 1996 to dispose of a piece of land to Maggie's. If the sale is to proceed then the requirements under Section 117-121 Charities Act will be complied with and set out as the sale proceeds. This will include a requirement to publically advertise the proposed disposal under Section 121 and take into account any representations received prior to final decision on disposal.

- 7.5 Therefore, the key legal consideration for Members is whether the disposal of the parcel of land to Maggie's is in the best interests of the Galmington Playing Fields Charity and its stated charitable objects which are - *"Provision and maintenance of a Recreation Ground for the community as a whole"*
- 7.6 It should be noted that in addition to any consideration paid for the land, Maggie's would also be required to cover the cost of providing and equipping a new children's play area on the playing fields and realigning the sports pitches. The consideration achieved from the sale of the land would be used to further enhance and maintain the Galmington Playing Fields, in the interests of the charity. This would be in addition to the replaced play equipment and realignment of the playing pitches that Maggie's would provide.
- 7.7 When considering the planning application, the Planning Officer concluded that the development would enable the provision of a new children's play area, thus enabling a community benefit greater than the long term recreational value of the recreational facility that would be lost. The replaced play equipment would be new and modern in contrast to the existing very old equipment. Sport England did not object to the planning application as, in their view, the parcel of land was incapable of forming part of the playing pitch, did not reduce their size or quality to prevent their use. As stated above the realignment of the pitches would be paid for by Maggie's.
- 7.8 If the Council are minded to continue with the 'in principle' decision to sell the land, then next steps will be a land valuation, working through the Charities Act process, advertisement of the proposed disposal and a further report for decision at Full Council for the final agreement to sell the land.
- 7.9 Whilst it is not necessary to obtain a Charity Scheme or Order from the Charity Commission, it is deemed prudent that the Council inform the Commission of the proposed disposal.
- 7.10 As the land in question is open space, it will also be necessary to advertise the intended disposal under Section 123(2A) Local Government Act 1972 and consider any objections received before a final decision on disposal is made.
- 7.11 The Council would ensure that it continues to provide The Friends of Galmington Playing Field with regular liaison during this process.

8 Summary

- 8.1 A decision 'in principle' to dispose of a portion of Galmington Playing field was made by Taunton Deane Borough Council in 2011. Since that decision, planning consent has been granted for the Centre in March 2019 and Maggie's now wish to proceed with the land purchase
- 8.2 The community of Galmington have voiced concerns about the location of the Centre and have a preference that it is located on a different part of the Musgrove Hospital site
- 8.3 Taunton and Somerset NHS Foundation Trust and Maggie's have confirmed there are no other suitable locations

8.4 There is no legal impediment to the Council disposing of this part of the land providing it is compliant with the Charities Act 2011 and Section 123 Local Government Act 1972

9 Links to Corporate Strategy

9.1 None

10 Finance / Resource Implications

10.1 Land sale funds are held by the Charitable Trust for sole use of the Galmington Playing Fields. The charity land is not part of the corporate property and funds of the Council and must be dealt with separately.

11 Climate and Sustainability Implications (if any)

10.1 No anticipated impacts

12 Safeguarding and/or Community Safety Implications (if any)

12.1 None

13 Equality and Diversity Implications (if any)

13.1 None

14 Social Value Implications (if any)

14.1 None

15 Partnership Implications (if any)

15.1 None

16 Health and Wellbeing Implications (if any)

16.1 None

17 Asset Management Implications (if any)

17.1 None

18 Data Protection Implications (if any)

18.1 None

19 Consultation Implications (if any)

19.1 Consulting with Galmington Friends of

20 Scrutiny/Executive Comments / Recommendation(s) (if any)

20.1 None

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Executive – No**
- **Full Council – Yes**

Reporting Frequency: Ad-hoc

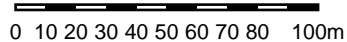
Contact Officer

Name	Alison North
Email	a.north@somersetwestandtaunton.gov.uk



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ST257769



Map scale 1:2500

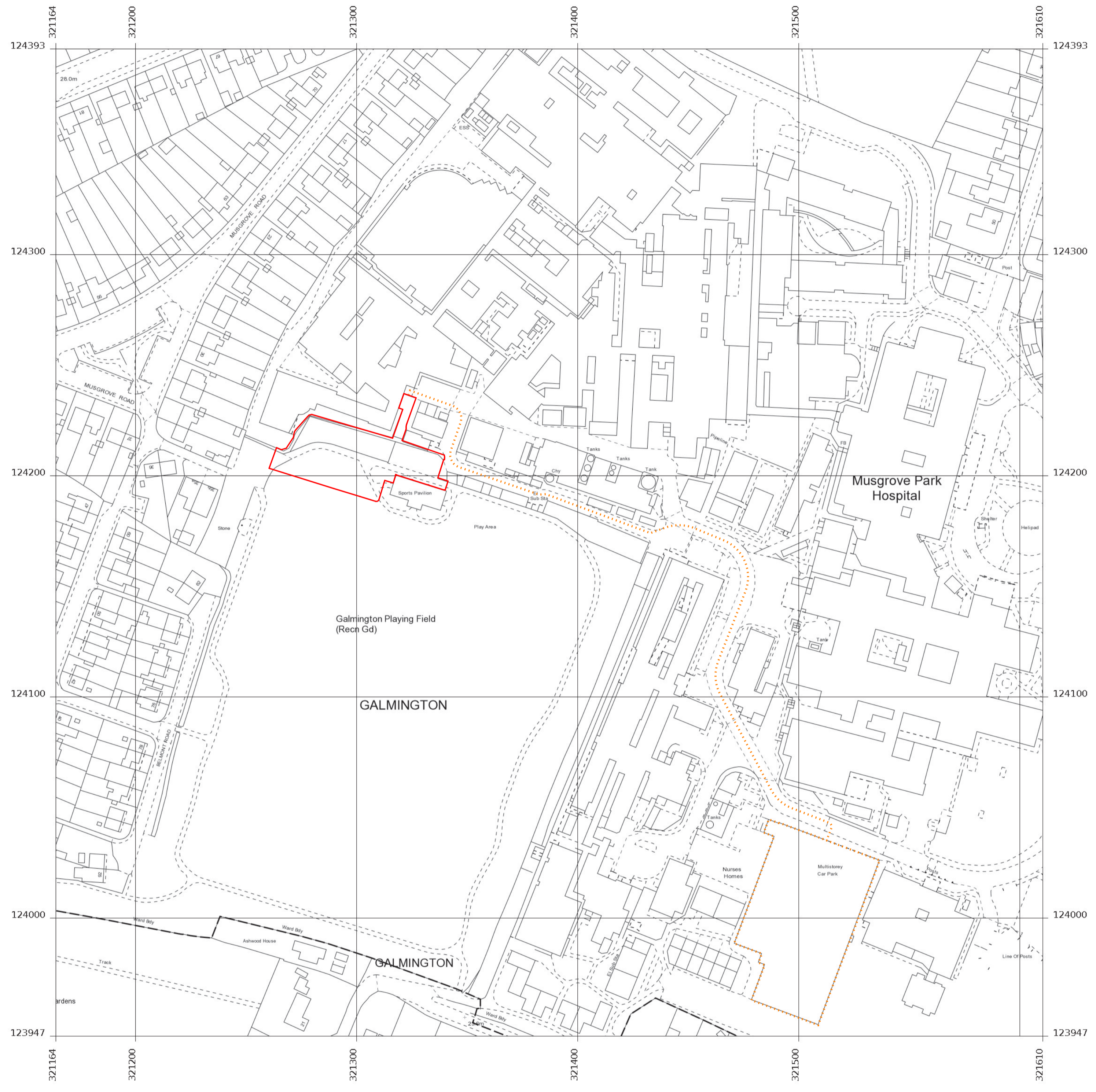
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Data last updated 10:00pm 26 OCTOBER, 2018



Title number	Estate information	Address
ST257769	Freehold	THE TRIDENT GALMINGTON ROAD, TAUNTON TA1 5NN THE TRIDENT GALMINGTON ROAD, TAUNTON TA1 5NN LAND LYING TO THE EAST OF GALMINGTON ROAD, TAUNTON TRIDENT YOUTH AND COMMUNITY CENTRE GALMINGTON ROAD, TAUNTON TA1 5NN
ST304544	Freehold	MINES & MINERALS, MUSGROVE PARK HOSPITAL, TAUNTON



Revision No.	Date	Description

Notes

5 25 50 100

Do not scale from this drawing. To be read in conjunction with all relevant Architects', Services and Structural Engineer' information. Architect to be immediately notified of discrepancies.

Key Plan

N

Supplied by: **Stanfords 26 Oct 2018**
 Licence: © Crown copyright and database rights 2018 OS 100035409
 Stanfords Order Reference: OI1275310
 Centre coordinates: 321387 124170

Drawing Title: **Location Plan**
 Drawing No: **2378_PL_001**
 Scale: 1 : 2500 @A3
 Drawn: SK
 Checked: -

Project: **Maggie's Centre**
 Client: **Maggie Keswick Jencks Cancer Caring Trust**
 Project Number: 2378
 Status: Planning
 Date: 21/12/2018

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Everyone's home of cancer care

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MAGGIE'S

“Above all what matters is not to lose the joy of living in the fear of dying”

Maggie Keswick Jencks





Here, we care

Practical support



Emotional support

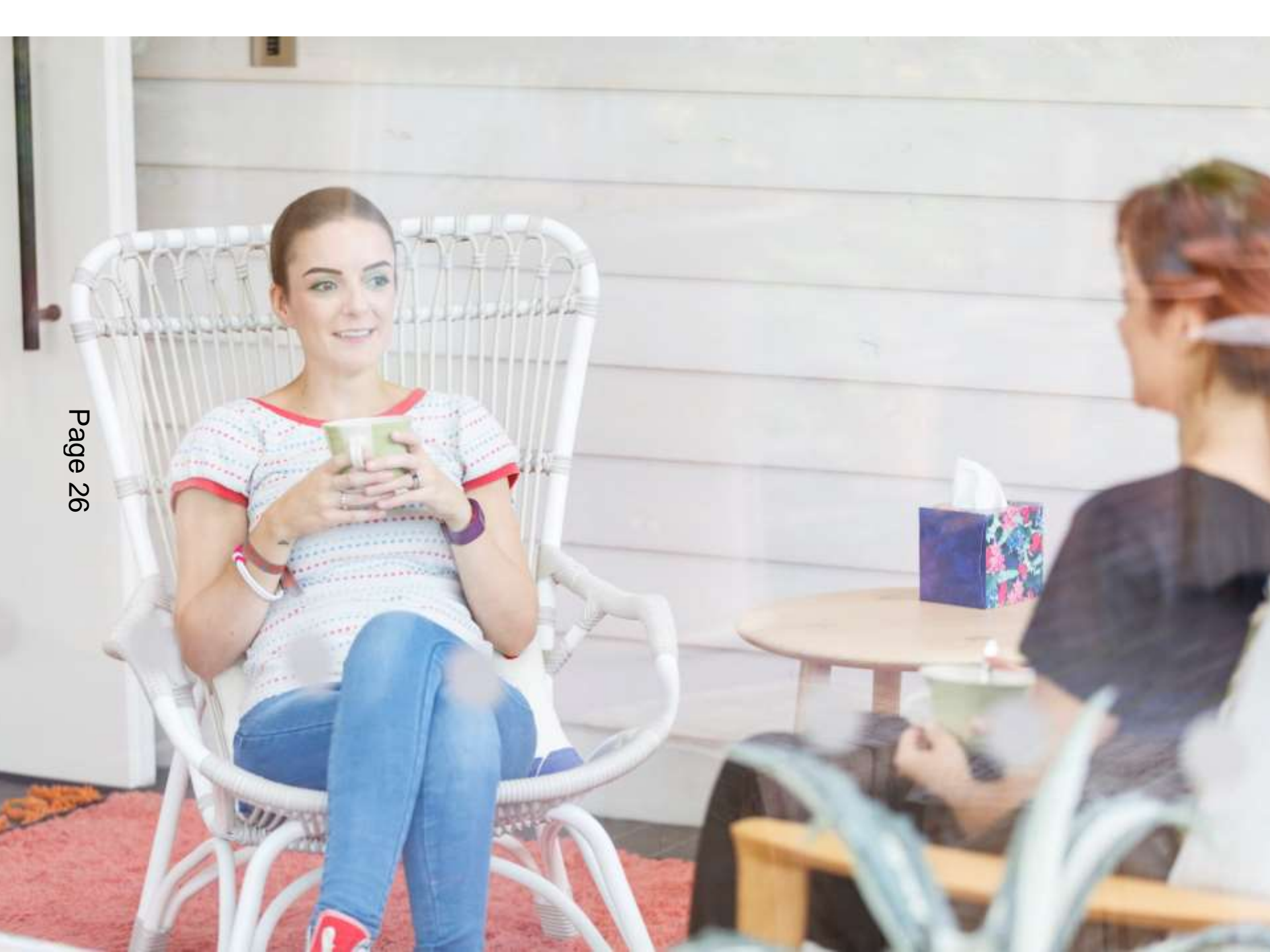


Social support

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A day at Maggie's

10.00 – 11.00: Yoga (drop in)

11.15 – 12.30: Support Group for people with secondary cancer

13.00 – 15.00: Brain tumour support group (monthly)

13.00 – 15.00: Look Good Feel Better

14.00 – 15.00: Drop in Relaxation group

13.15 – 16.15: Managing Sleep Difficulties

14.00 – 15.30: Bereavement Group

18.30 – 20.30: Where Now? (7 week post treatment course)

Example group activity

Exercise

- Nutrition
- Getting Started
- Yoga
- Tai Chi
- Chair Exercise
- Walking/ Nordic walking
- Pilates

Stress Management

- Where Now?
- Mindfulness
- Relaxation

Men's

- Men's group
- Prostate cancer

Women's

- Young women's group
- Breast reconstruction support

Music

- Singing for well-being/ Choir

Hair

- Talking Heads
- Wig Clinic

Maggie's environment helps people to discuss complex issues

- Living with the after effects of cancer
- Emotional expression of the consequences of cancer
- Regaining self confidence and identity
- Living with uncertainty
- Sexuality and fertility
- Family communication and relationships
- Returning to work after cancer treatment
- Living positively with and beyond cancer

Working with others

- NHS - Clinical Nurse Specialists & Clinical Teams
- Other cancer Hospitals in the area
- Cancer Networks
- Department of Health
- Local Hospices
- Other cancer support organisations
- Support Groups running in the hospital
- A 'home' for local initiatives
- GP's

Our Centres

MAGGIE'S





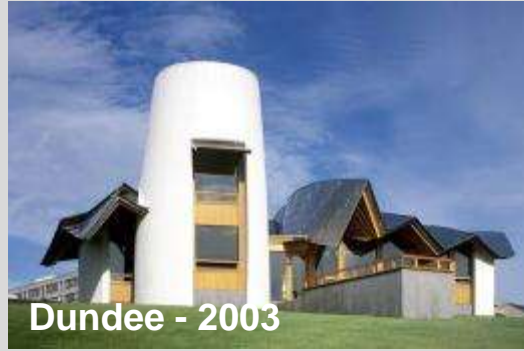








Edinburgh - 1996



Dundee - 2003



Highlands - 2005



Fife - 2006



West London - 2008



Cheltenham - 2010



Swansea - 2011



Nottingham - 2011



Glasgow, Gartnavel - 2011



Newcastle - 2013



Aberdeen - 2013



Hong Kong - 2013



Merseyside - 2014



Lanarkshire - 2014



Oxford - 2014



Manchester - 2016



Tokyo - 2016



Forth Valley - 2017



Barts - 2017



Oldham - 2017



Online - 2008



Page 41

Cardiff - 2019



Barcelona- 2019



Yorkshire - 2019



Royal Marsden - 2019

● Operational Maggie's



EUROPE



MIDDLE EAST AND ASIA

Maggie's centres

- 1 Edinburgh
- 2 Glasgow, Gartnavel
- 3 Dundee
- 4 Highlands
- 5 Fife
- 6 West London
- 7 Cheltenham
- 8 Nottingham
- 9 Swansea
- 10 Cambridge (interim)
- 11 Newcastle
- 12 Hong Kong
- 13 Aberdeen
- 14 Oxford
- 15 Merseyside (interim)
- 16 Lanarkshire
- 17 Royal Free (interim)
- 18 Manchester
- 19 Tokyo
- 20 Forth Valley
- 21 Oldham
- 22 Barts
- 23 Cardiff
- 24 Barcelona
- 25 The Royal Marsden (Sutton)

- Operational Maggie's
- Construction 2018/19



EUROPE



MIDDLE EAST AND ASIA

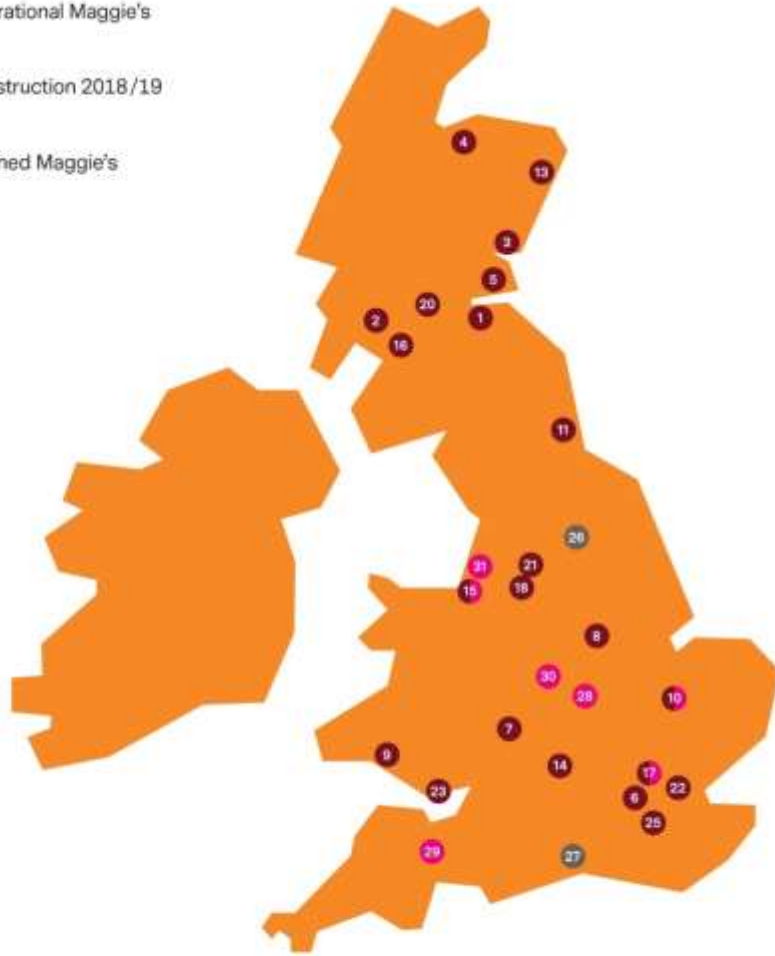
Maggie's centres

- 1 Edinburgh
- 2 Glasgow, Gartnavel
- 3 Dundee
- 4 Highlands
- 5 Fife
- 6 West London
- 7 Cheltenham
- 8 Nottingham
- 9 Swansea
- 10 Cambridge (interim)
- 11 Newcastle
- 12 Hong Kong
- 13 Aberdeen
- 14 Oxford
- 15 Merseyside (interim)
- 16 Lanarkshire
- 17 Royal Free (interim)
- 18 Manchester
- 19 Tokyo
- 20 Forth Valley
- 21 Oldham
- 22 Barts
- 23 Cardiff
- 24 Barcelona
- 25 The Royal Marsden (Sutton)

Centres in development

- 26 Leeds
- 27 Southampton

- Operational Maggie's
- Construction 2018/19
- Planned Maggie's



EUROPE



MIDDLE EAST AND ASIA

Maggie's centres

- 1 Edinburgh
- 2 Glasgow, Gartnavel
- 3 Dundee
- 4 Highlands
- 5 Fife
- 6 West London
- 7 Cheltenham
- 8 Nottingham
- 9 Swansea
- 10 Cambridge (interim)
- 11 Newcastle
- 12 Hong Kong
- 13 Aberdeen
- 14 Oxford
- 15 Merseyside (interim)
- 16 Lanarkshire
- 17 Royal Free (interim)
- 18 Manchester
- 19 Tokyo
- 20 Forth Valley
- 21 Oldham
- 22 Barts
- 23 Cardiff
- 24 Barcelona
- 25 The Royal Marsden (Sutton)

Centres in development

- 26 Leeds
- 27 Southampton
- 28 Northampton
- 29 Taunton
- 30 Coventry
- 31 Liverpool
- 32 Stavanger
- 33 Groningen

Ground Floor Plan



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Park View Looking North

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Approach Through the Orchard

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View of Hearth Pavilion from Welcome Pavilion

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The Kitchen and Hearth

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First Floor Meeting Room & Office

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“Maggie’s is a wonderful place...it’s a sanctuary which is bright, comfortable, welcoming, cathartic; it’s a provider of professional services and somewhere for social interaction or solitude depending on your mood.

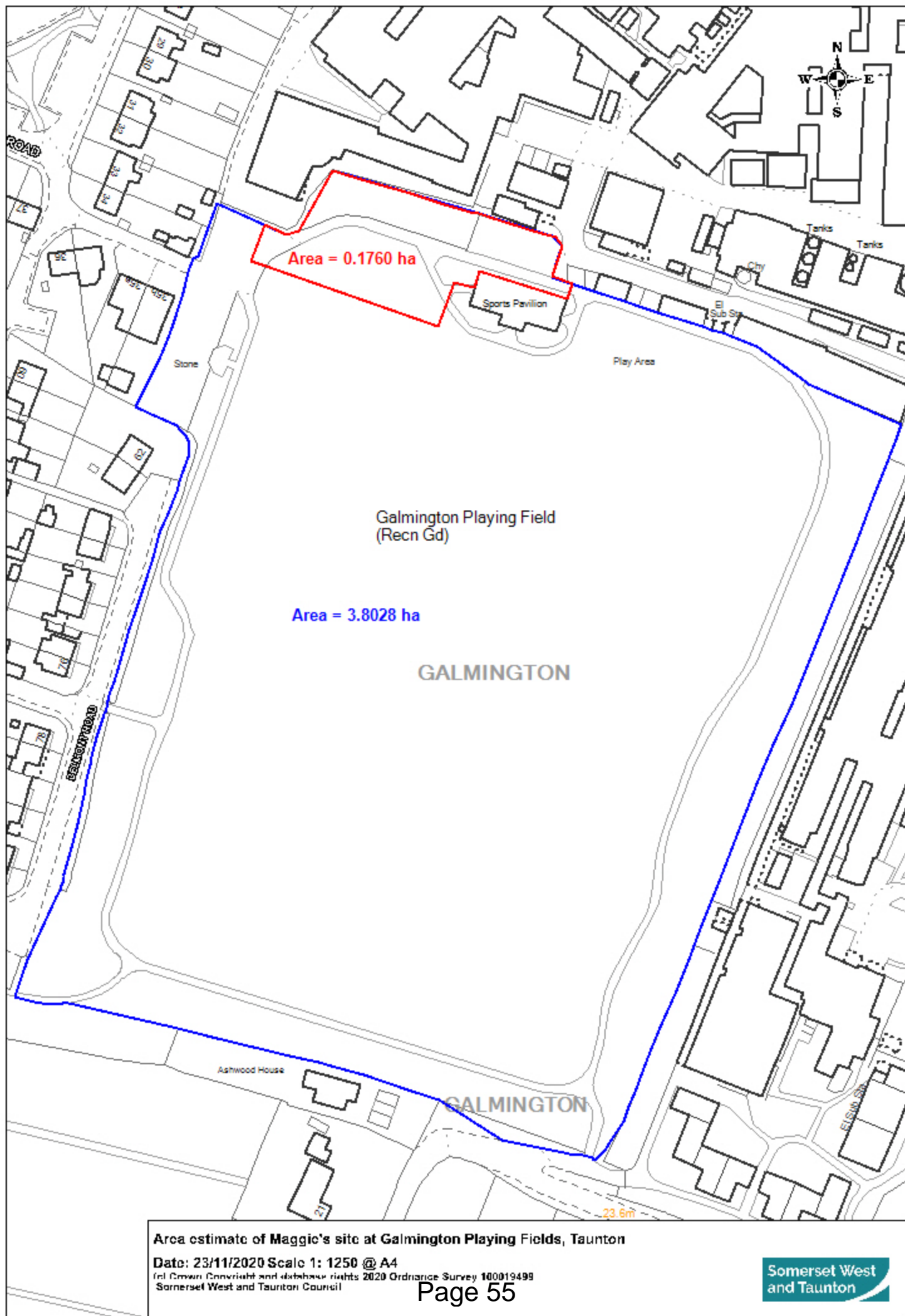
Without the support and help of Maggie’s I have no doubt whatsoever that I would not be where I am today in terms of both my state of mind and physical health. I owe Maggie’s a huge debt of thanks”

Rob Elliott, Maggie’s Cheltenham





THANK
YOU



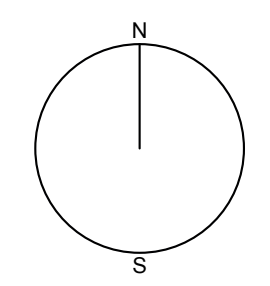
Area estimate of Maggie's site at Galmington Playing Fields, Taunton

Date: 23/11/2020 Scale 1: 1250 @ A4
[© Crown Copyright and database rights 2020 Ordnance Survey 100019499
Somerset West and Taunton Council]



- KEY:**
- A. Hospital approach
 - B. Orchard
 - C. Spring line, swales
 - D. North courtyard
 - E. South courtyard
 - F. Reprovisioned play, indicative only - outside of application, parks responsibility
 - G. Proposed reorientation of playing fields, with respect zones, indicative only - outside of application, parks responsibility
 - H. Proposed path reorientation, indicative only - outside of application, parks responsibility
1. Existing hedge 4m
 2. Existing hedge 2m
 3. Existing asphalt surfacing
 4. Repositioned existing signs and bin
 5. Proposed blue lias pavers varying lengths 600x900mm, 600x450mm, 300x450mm, staggered joint, locally sourced, grit joints
 6. Proposed blue lias tiles laid on edge, varying sizes, grit jointed and overseeded
 7. Proposed free draining gravel
 8. Proposed asphalt surfacing to marry into existing
 9. Proposed reinforced grid structure
 10. Proposed brick retaining wall to match surrounding red brick facades
 11. Proposed brushed concrete hospital service yard
 12. Proposed double staggered mixed native species hedgerow
 13. Proposed wet woodland understory planting
 14. Proposed understory planting, purple moor grass plug planting and wetland grasses
 15. Proposed shrub planting
 16. Proposed reed bed planting
 17. Proposed scarification and wildflower meadow overseeding
 18. Proposed mown path
 19. Proposed climbers
 20. Proposed ha-ha vegetated sandbag wall system
 21. Proposed bespoke timber seating elements
 22. Proposed bespoke timber gates
 23. Post and wire gate
 24. Proposed textured steel ramp
 25. Proposed stumpney
 26. Proposed monolithic stone bird bath element
 27. Proposed awning
 28. Proposed bike stands
- Application boundary
 - - - Existing contours at 0.25m intervals
 - - - Proposed cut and fill contours at 0.25m intervals
 - Existing fence line
 - - - Proposed post and wire fence set within hedge
 - +27.75 Existing spot heights
 - +27.76 Proposed spot heights
- Existing trees
 - Proposed single-stem large specimen trees, *Salix babylonica*
 - ⊗ Proposed multi-stem large specimen trees, *Alnus glutinosa*, *Populus tremula*
 - ⊗ Proposed multi-stem medium specimen trees, *Alnus glutinosa*, *Populus tremula*, *Salix* var.
 - ⊗ Proposed multi-stem standard, *Betula* var. *Salix* var. *Populus tremula*
 - Proposed espaliered fruit trees
 - Proposed orchard fruit trees

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Notes:
 Do not scale off this drawing. Use figured dimensions only. Detailed site survey to be carried out to establish tolerances.
 Figured dimensions are in millimetres.
 Spot heights are in metres.
 Construction (design and management) regulations 2015. Designers hazard information for construction.

Rev	Date	Initials	Description

J & L GIBBONS
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN

19 SWAN YARD
 LONDON
 N1 1SD
 T. 020 7226 1345

The information in this drawing is copyright of J & L Gibbons LLP.
 Do not scale from this drawing.
 All dimensions are to be verified on site prior to construction.
 J & L Gibbons LLP to be informed of any variation between site conditions and dimensions.

Project:
MAGGIE'S CENTRE TAUNTON

Date:
14_11_2018

Drawn:
PK

Scale:
**1:100 @ A0
 1:200 @ A2**

Checked:
ND

Status:
PLANNING

Approved:
ND

Drawing title:
**PROPOSED PLAN
 GENERAL ARRANGEMENT**

Drawing Number:
587_PL02

Rev:
-

Maggie's

Musgrove Park Hospital, Taunton



Planning Design Statement

21st December 2018



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5.0 Consultation

6.0 Drawings

Appendices

- Arboricultural Assessment
- Preliminary Ecological Appraisal
- Heritage Appraisal
- Flood Risk Assessment
- Geotechnical Desk Study

Document Tracking:

Revision 001

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1.0 Introduction

1.1 Document Structure

The purpose of this document is to provide a design and access commentary in support of the this planning application for a new Maggie's Cancer Care Centre on the grounds of the Galmington Playing Fields adjacent to Musgrove Park Hospital. The site area is 0.185 hectares and the land is owned by the Taunton Dean Borough Council.

Section 1 of this document provides the basic project information.

Section 2 addresses site constraints and development opportunities .

Section 3 describes the design ethos and the proposals.

Section 4 provides details of landscaping including the illustrative wider Galmington Playing Fields Masterplan.

Section 5 provides details of consultations with the hospital community and other local stakeholders.

Related Documents

the following documents have been prepared in support of the planning application and are appended to this document and should be read in conjunction with this report:

- Heritage Appraisal by SLR
- Ecological Appraisal by First Ecology
- Arboricultural Assessment by First Ecology
- Flood Risk Assessment by Webb Yates Engineers
- Geotechnical Study by Webb Yates Engineers

1.2 Project Overview

Alison Brooks Architects was appointed in 2014 as Architect by Maggie's to design a new Cancer Caring Centre at Musgrove Park Hospital, Taunton. Maggie's and the Musgrove Park Hospital are working together to create a vital new Centre for the people of Somerset. The new building will be nestled within the landscape and will provide a calming, sanctuary space for people with cancer and their family and friends to receive support and advice.

1.3 About Maggie's

Maggie Keswick Jencks lived with advanced cancer for two years. During that time she used her knowledge and experience to create a blueprint for a new type of care. Maggie's Centres are built around her belief that people should not "lose the joy of living in the fear of dying". The first Maggie's Centre opened in Edinburgh in 1996 and since then Maggie's has continued to grow, with 21 Centres at major NHS cancer hospitals in the UK, and abroad. Maggie's programme of support has been shown to strengthen the physical and emotional well-being of people with cancer and their families and friends. The Department of Health has described Maggie's work as an example of best practice.

1.4 Design Team

The Design Team developing proposals up to RIBA Work Stage 3 for the site include:

Property Director: Maggie's
Contact: Chris Watson
Chris.Watson@maggiescentres.org

Architect: Alison Brooks Architects
Contact: Sergey Kudryashev
Sergey.Kudryashev@alisonbrooksarchitects.com

Landscape Architect: J & L Gibbons
Contact: Johanna Gibbons
Jo@jlg-london.com

Structural Engineer: Webb Yates Engineers
Contact: Steven Webb
Steve.Webb@webbyates.co.uk

M&E Consultant: Mott MacDonald
Contact: Chris Buckley
Chris.Buckley@mottmac.com

Cost Consultant: Robert Lombardelli Partnership
Contact: Owen Hemmings
Owen@rlpsurveyors.co.uk

Approved Inspector: Butler and Young
Contact: Iain Kirkpatrick
Iain.kirkpatrick@byl.co.uk

CDM Principal Designer: Maggie's
Contact: Chris Watson
Chris.Watson@maggiescentres.org

1.5 Client Brief and Aspirations

Maggie's

Maggie's provides free practical, emotional and social support to people with cancer, their family and friends, following the ideas about cancer care originally laid out by Maggie Keswick Jencks and Charles Jencks. Built in the grounds of NHS cancer hospitals, Maggie's Centres are places with professional staff on hand to offer the support people need.

The Centres are places to find practical advice on subjects ranging from benefits and financial planning to exercising and eating well; places where qualified experts provide emotional support; places to meet other people; places where you can simply sit quietly with a cup of tea. People may choose to do any of this programme or none of it. Some will want to use the Centre to have a cup of tea and a quiet pause. Others will be helped by offering volunteer services themselves, such as gardening. And others, again, will want to join support groups and actively participate.

The Brief

Alison Brooks Architects, Maggie's, Musgrove Park Hospital and Taunton Deane Borough Council are working together to create a vital new Centre for the people of Taunton, Somerset and West Country. Maggie's Centres set the scene for people going through a traumatic experience. They are places where people draw on strengths they may not have realised they had in order to maximise their own capacity to cope.

Our brief is to create a building to feel safe and welcoming as well as to raise one's spirits by being stimulating and well-designed. Our proposal is domestic in scale - but not patronising by being too cosy. The building should rise to the occasion, just as the person needing help, is having to rise to the occasion of one of the most difficult challenges anyone of us is likely to have to face.



Lanarkshire Maggie's- Staff have Tea Break in Shared Kitchen



Glasgow Maggie's - Intimate Break Out Spaces in Tree Tops



Newcastle Maggie's - Informal Groupings around the Table and Island

Maggie's Architectural Legacy

- Kitchen
- Private
- Public
- Office



Lanarkshire Maggie's 2014



Oxford Maggie's 2014



Aberdeen Maggie's 2013

The ambitions set out by the brief include practical imperatives that come out of Maggie's lasting experience of 17 operating Centres. The aim for the design is to provide a non-clinical environment, opposite to the operating procedures and rationale of hospital treatment. This retreat to a homely setting within close proximity to a hospital grounds is required to be easy to be guided to and recognizable for a visitor from the outside. On the other hand, the relation of the Maggie's Centre to its surrounding should be calm and private.

Case Studies

At the onset of the project ABA visited a number of Maggie's . These visits involved interviews with staff and observations of the buildings in-use. Below are some early studies of Centres showing arrangement of rooms and gardens.



Glasgow Maggie's - The Kitchen Table at The Heart of the Building



West London Maggie's (2008)

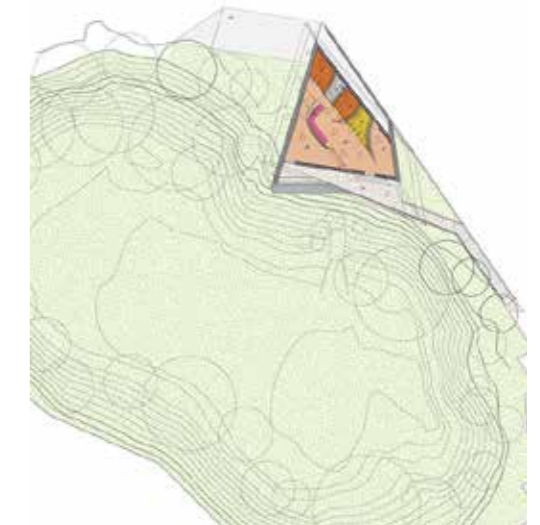
East London Maggie's (2017)



Oldham Maggie's (20017)



Glasgow Maggie's (2011)



Fife Maggie's (2006)

2.0 Site and Context

2.1 Site Selection

It is crucial that every new Maggie's is easily accessible from the related Oncology Ward. Therefore the sites considered for MPH Maggie's were all within a 100m radius of the Beacon Centre. The site on the edge of Galmington Playing Fields outside the Musgrove Park hospital grounds was selected by Maggie's in discussion with MGH and Taunton Dean Borough Council for a number of factors.

Available Sites

The Beacon Centre was constructed in place of a large open car park in 2010, taking up the last land available for development on the western periphery of the hospital. Freeing up any alternative site in immediate vicinity of the Beacon Centre would require excessive demolition and alterations to the overall hospital operation.

Proximity to Oncology Ward

The site can be directly linked to the Oncology Ward and reception area of the Beacon Centre via one of the hospital's main corridors, greatly simplifying wayfinding between the two centres. To complete the link a new doorway is proposed for the hospital corridor and landscape screening for the external portion of the route.

Disabled Access and Visitor Parking

The proposed site is located in proximity of a disabled drop-off point and a mobility buggy pickup and drop-off service. The main visitor car park is located on the eastern side of the hospital, the few spaces available around the site are reserved for Parkside Ward visitors. The hospital masterplan shows the demolition of the buildings to north east and the creation of a new open car park, that will serve both the Beacon Centre and the Maggie's. In the interim the hospital also has plans to develop green links and open the site to the park this will make pedestrian access to Maggie's more pleasant and convenient.

Landscape Context

Despite adjoining the hospital's service yards and plant area the site is well screened by dense vegetation from neighbouring buildings and benefits from the peaceful setting of the playing fields with long views towards Blackdown Hills. This has played a major role in our choice of site and the design of the building and the landscaping.



Taunton Map



Site in the Context of Galmington Playing Fields and Musgrove Park Hospital



The Quantock Hills are Visible to the North of the Site

2.2 Site Location

The 1,840m² site is broadly rectangular in shape (approximately 72m x 24m) and is located in the north west corner of the Galmington Recreation Grounds on the boundary between the park and Musgrove Park Hospital. The site is within public parkland and owned by the Council, it will be leased to Maggie's for the purpose of creating a new Cancer Caring Centre.

The site presently houses a playground, path and grassed area. A metal fence with overgrown shrubs separates the site from the hospital to the north. Currently the only way of accessing the site is through the Park.

The site stretches behind a sports pavilion, constructed in 2010 to upgrade the football club's changing and washing facilities. The two storey pitched roof building replaced a former pavilion that used to be located directly behind it.

To the north of the site is the private Parkside Ward, the Children's Ward and The Beacon Oncology Centre. The main hospital building, housing departments such as Orthopaedic Outpatients, Accident and Emergency and Radiology is located to the east, past the hospital service, workshops and plant area.

The hospital has had numerous additions and modifications over the years, and the predominant material is a lightweight panelised cladding in light tones.



The Blackdown Hills are Visible to the South of the Site

2.3 Site Constraints

A number of constraints relating to the Galmington Recreation Grounds site have been identified by the team early in the project. Through a consultation process with the relevant bodies these have since been addressed and their impact mitigated.

1. Under 5's Playground Equipment Relocation

The site is presently occupied by a fenced under 5's play area consisting of 2 swings a rocking bench and chair. The proposal includes relocating the play area from behind the sports pavilion into a safer and more prominent position within Galmington Playing Fields.*

2. Park Footpath Realignment

The current sports pavilion replaced an older pavilion which was located immediately behind it. The main park footpath crossing the site has not been realigned to take the move into account and remains hidden from view behind the new pavilion. As part of the proposal the team has suggested relocating this path to run in front of the new sports pavilion and the Maggie's Centre. Access to public WC's on either sides of the pavilion will be maintained.*

3. Somerset Football Association Pitch Orientation

The present pitch orientation and the position of the goal posts directly in front of the site poses a significant "ball over the fence hazard" for both the visitors of the Maggie's and park users. A new pitch orientation respecting the current dimensions and runoff areas has been proposed and agreed with Somerset Football Association.*

*The re-provision of the Under 5's Playground and the realignment -of the footpath and football pitches fall outside this planning application and will be implemented by the Parks Department directly.

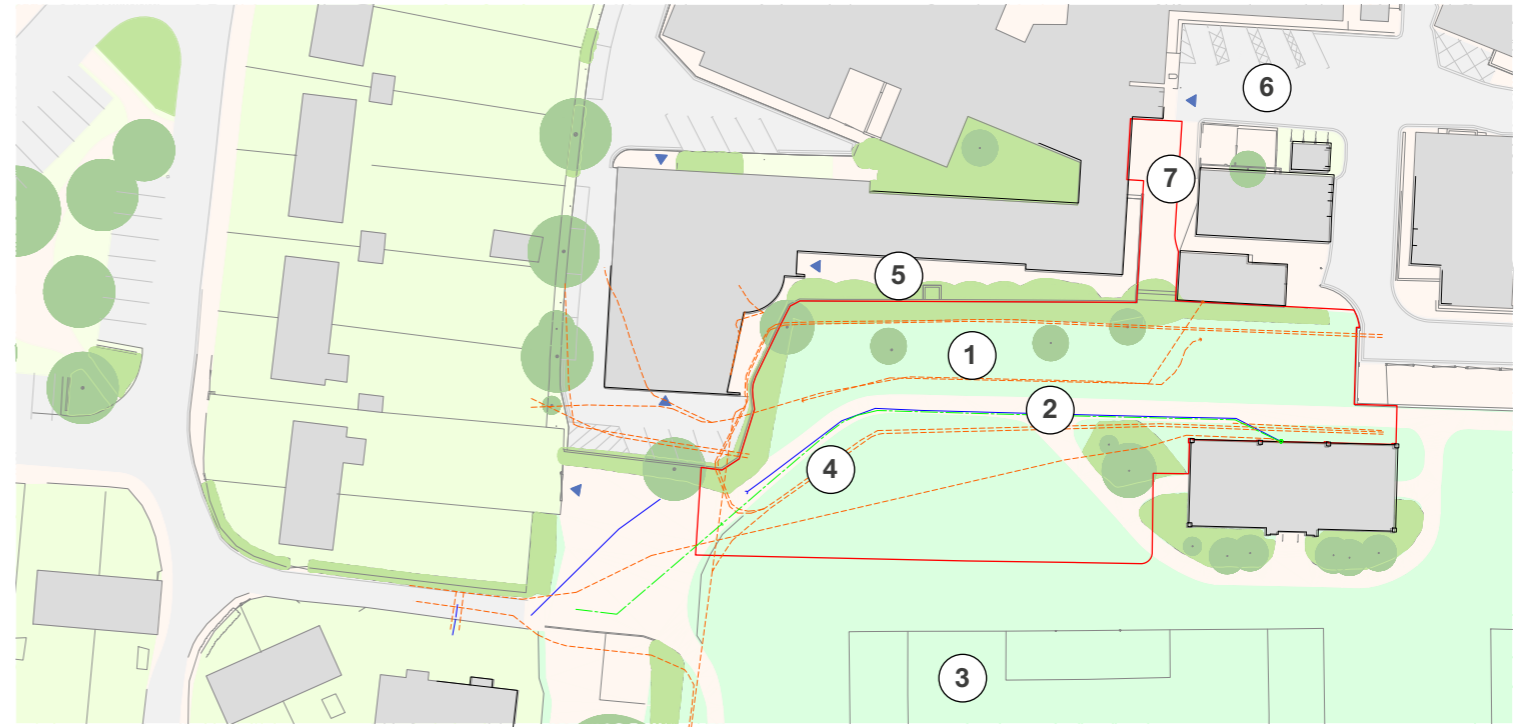


Diagram Showing Underground Services

— Water
— Gas
— Electricity Line



1. Existing Under 5's Playground

2. Existing Footpath Running Behind the Sports Pavilion

3. Current Goals Orientation in Front of the Site

4. Western Power High Voltage Lines

The main power lines supplying Musgrove Park Hospital are located half a meter below the site, additional low voltage lines cross the proposed building footprint. Other below ground utility include a gas and a water pipe, both serving the sports pavilion. In conjunction with Western Power and Musgrove Park Hospital the team has developed a plan to relocate these services to the southern site boundary.

5. Proximity of Parkside Ward

The site is located close to the Parkside Ward. A densely overgrown shrub hedge separates the site from the ward. The new building's foundations design should mitigate against damage to these tree roots and should not overshadow the accommodation unduly.

6. Access and Drop-off

The WCH drop-off serving the Children's Ward has to be maintained whilst the route to the new Maggie's needs to be made very clear and legible so that first time visitors know instinctively where to go.

7. Hospital Service Yard

Access to the linen and gas cylinder stores needs to be maintained and segregated from the access route to the Maggie's.



5. Proximity of Parkside Ward South Elevation



East Elevation



6. Access and Drop Off



7. Hospital Service Yard and Access

2.4 Heritage Appraisal

SLR Consulting has undertaken an Heritage Appraisal (appended to this report).

The appraisal has applied best practice guidance in identifying the heritage assets most likely to be affected by the proposed development. From an examination of the Somerset Historic Environment Record and information held by Historic England and the Somerset Heritage Centre it is considered that there would be a low potential for any archaeological remains to be disturbed. In addition, no designated heritage assets will have their setting impacted by the proposal.

2.5 Flood Risk

Webb Yates Engineers has undertaken a flood risk assessment (appended to this report). It identifies that the site is located in Flood Risk Zone 1. Low hazard shallow groundwater flooding can be expected on part of the site.

Galmington Recreation Grounds slope from south to north, the site is located in the lowest part of the park. A raised ground floor is desirable to mitigate against flooding risk.



1946 Aerial Photograph of the Military Hospital

2.6 Geotechnical Desk Study

Webb Yates Engineers has undertaken a Geotechnical Desktop Study (appended to this report). From maps and borehole records the geology on site is shown to consist of clay at the surface and mudstone from 9m. These will provide a strong material for foundations, but the effect of clay swelling may have to be considered in the design.

Potential contaminants affecting the site have been considered and are believed to be of low risk.



The Blackdown Hills and the Quantocks which have been nationally recognized as Areas of Outstanding Natural Beauty (AONB)

2.7 Arboricultural Assessment

First Ecology has undertaken an Arboricultural Assessment (appended to this report). A search via Taunton Deane Borough Council revealed that there are no trees with Tree Preservation Orders (TPOs) or statutory or non-statutory designated sites within the Maggie's application site, Galmington Playing Fields or land immediately adjacent. The site survey identified 50 arboricultural features within the Maggie's application site and Galmington Playing Fields and groups of trees beyond the southern and western boundaries of Galmington Playing Fields.

The western section of one hedgerow H3, two trees T4 and T5 and one group of trees G7 will be directly impacted by the works and cannot feasibly be retained. As part of the parks works the root systems of two trees T10 and T11 may be impacted if the eastern footpath is realigned to marry in with the western path relocation and the remaining arboricultural features have the potential to be affected accidentally by associated construction activities undertaken in the absence of appropriate protection measures.

2.8 Ecological Appraisal

First Ecology has undertaken a Preliminary Ecological Appraisal of the site (appended to this report). The desk study revealed the absence of statutory and non-statutory designated sites of conservation importance within or adjacent to Maggie's application site and Galmington Playing Fields. However, there were five Local Nature Reserves, four Local Wildlife Sites, one Local Geological Site and records of 39 legally protected species within a 2km radius of Maggie's application site and Galmington Playing Fields.

The Maggie's application site and Galmington Playing Fields were also identified as being within the Impact Risk Zones for Somerset Levels and Moors: Curry and Hay Moor Site of Special Scientific Interest, Special Protection Area and Ramsar and Lang's Farm Site of Special Scientific Interest.



Extract from First Ecology Arboricultural Assessment



- Category A tree
- Category B tree
- Category C tree
- Root protection area

3.0 Design Proposals

3.1 Use and Amount

The proposed building will be used as a Cancer Caring Centre providing practical, social and emotional support for people with cancer and their friends and families. Full of light and open space the Centre will be an uplifting place to visit before, during and after treatment. The Centre will hold a large number of supportive activities, including:

- Information about cancer: expert staff guide visitors to information on treatment before, after and during cancer.
- Managing Stress : a 6 week course focusing on relaxation techniques
- Hair loss support: For both men and women, this group explores the issue of hair loss, covering wigs, scarf tying and more.
- Look good feel better: Learn to manage some of the visible side-effects of cancer treatment and help yourself to feel more confident.
- Support after treatment: The Maggie's 'Where Now?' Course supports people after treatment has finished.
- Recreational activities such as: cooking classes, yoga sessions and gardening.



It is anticipated that Maggie's at the Musgrove Park Hospital will support up to 7,500 visits per year once fully established, which is on average 35 per day. This is based on current attendance at the Beacon Radiotherapy Unit and other cancer services on the site plus a total projection for family and carers.

The use of the proposed building is innately suited to its placement within the Galmington Playing Fields and in proximity of the Beacon Oncology Centre. People who are undergoing treatment within the hospital will be able to easily access much-needed support at the new Maggie's Centre without having to travel far.



Entrance

There is an established arrival ritual that the pattern of spaces should follow in order to guide a visitor and make him/her welcome and comfortable upon arrival. The entrance should be clear and expressed within the landscape outside. Inside it is vital to avoid any reminder of vast flows of people, manifested in mechanized doors, lobbies, reception areas and waiting rooms. A pause space is advisable and can take the form of a reading/resting area with a view over other areas of the building and the main lively hub and kitchen. Staff, especially Centre Heads should be able to have a bird's eye view of visitors arriving at the centre from their working area.

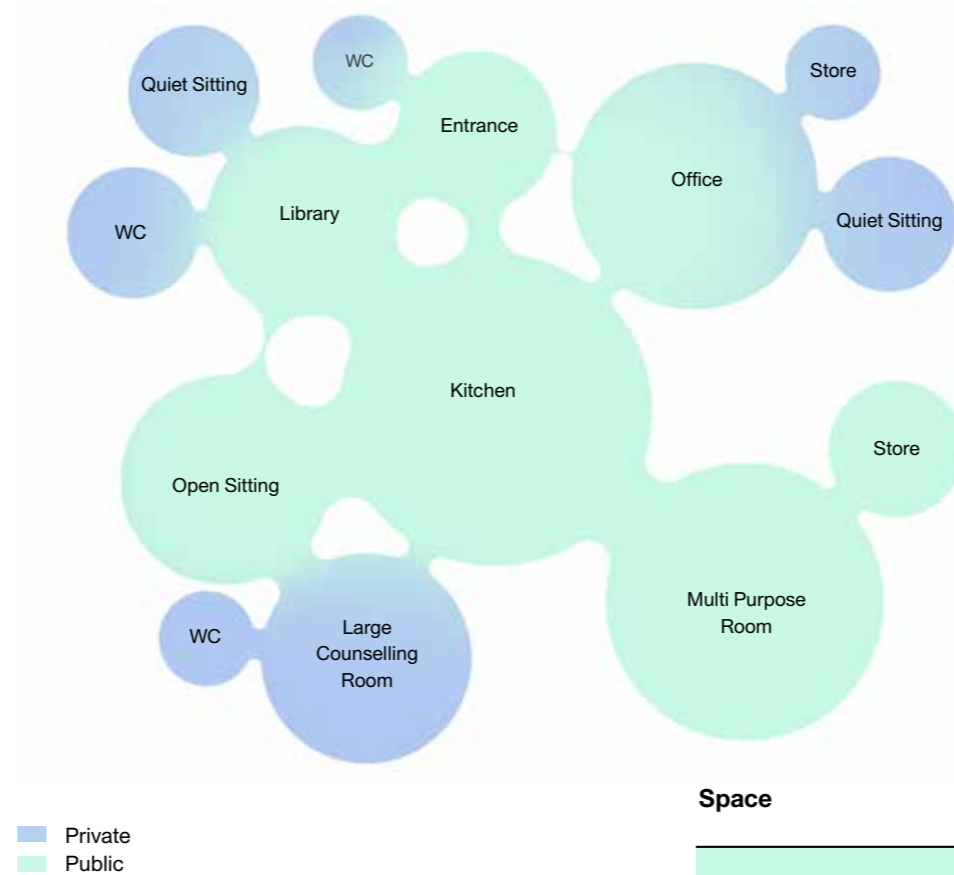
Kitchen

The kitchen itself is the natural welcoming area where one is greeted and offered a cup of tea. The table at the heart of the building needs to comfortably sit 12 people with good circulation around it. A generous island is useful for demonstration and serving purposes. Shelving instead of cupboards is preferable to keep the household items visible and easy to access.

The heart of Maggie's, the kitchen should be fitted with a tall fridge/freezer, two dishwashers, an oven and hob, drawer unit, open shelves/shelving units as well as cupboards for storage of cutlery, crockery, pots and pans and a wide variety of enticing teas and coffees. The kitchen's positioning in proximity to other rooms which need to be able to be quiet and private has to be borne in mind. The toilets should also be places of refuge and need to be spacious, have a chair, and a small table for magazines. It is a challenge to make the disabled toilet feel as un-disabled as possible.

Exercise Room

Among other rooms required in the day to day functioning of the Centre is a space for art classes, "look good feel better sessions", yoga classes. This room needs to be able to store a big table to sit 12 and have generous provision for storage and is ideally completed with a fireplace. Integrated joinery is the preferred approach to furnishing. The Centres are regularly maintained and all cisterns, tanks, services and lights should be easily accessible for maintenance and replacement.



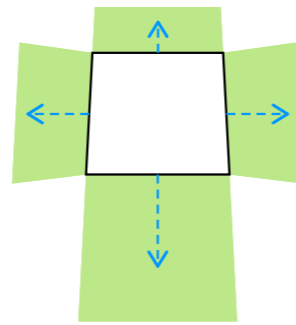
Space	Number	People	Utilisation per Day	Proposed m ²
Entrance / Pause Space	1	5	9	25.8 m ²
Library	1	3	6	21.5m ²
Staff Area	1	5	-	70.2 m ²
Kitchen	1	5	10	106.2 m ²
Multi Purpose Room	1	12	12	43.6 m ²
Open Sitting Area	1	3	6	6m ²
Large Counselling Room	1	4	4	22.3 m ²
Quiet Sitting	2	2	4	21.2m ²
Toilets	3	-	-	17.3 m ²
Storage/ server/ plant room	1			15.9 m ²
Grand Total		42		373m²

3.2 Layout

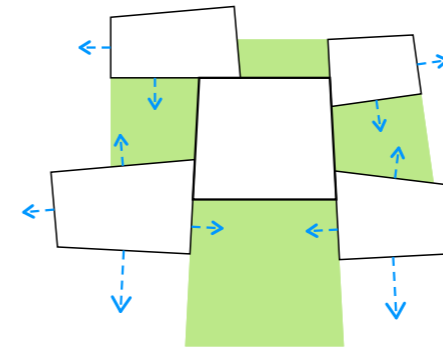
The architecture of the Musgrove Park Maggie's Centre focuses on the psychology of well-being and aspires to promote the feeling of self-esteem and control through its layout. The overall volume is domestic in scale and set in a lush landscape that provides external screening and filters views from within.

The building is a carefully considered composition of landscaped courtyards and translucent volumes on a nine square grid. The two storey central volume and the hearth of Maggie's is surrounded by four courtyards that sequentially trap light during the course of the day. The four diagonally adjoining single storey pavilions form an 'X' shape in plan, their profile is flared in response to views, use, and orientation.

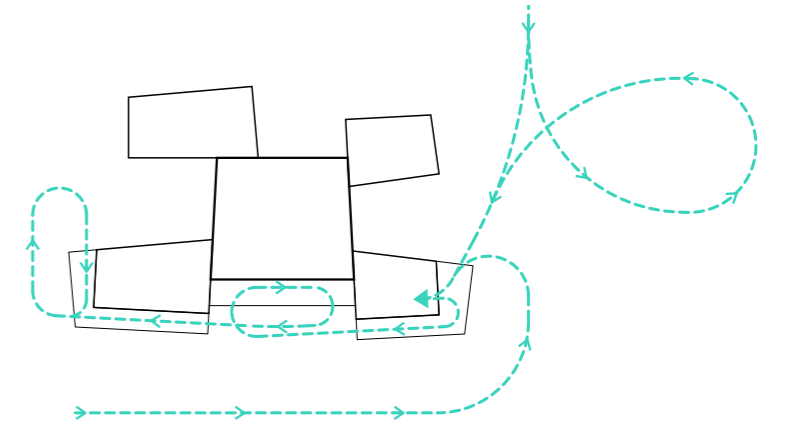
The X shaped arrangement allows the building to remain open plan. Apart from the most intimate activities, the gradient of privacy between the kitchen and consultation areas is ensured through landscaping rather than through walls. Each space is designed to feel light, warm and uplifting.



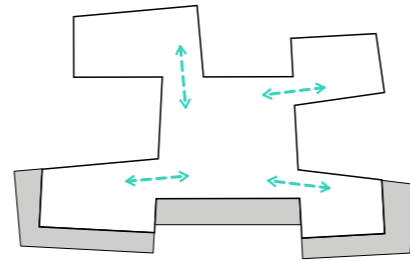
Pavilion in a Park



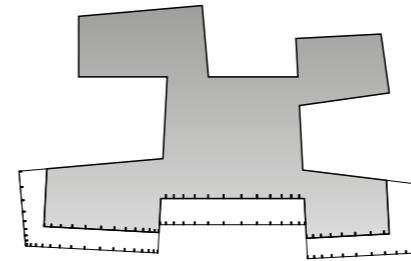
Green Rooms



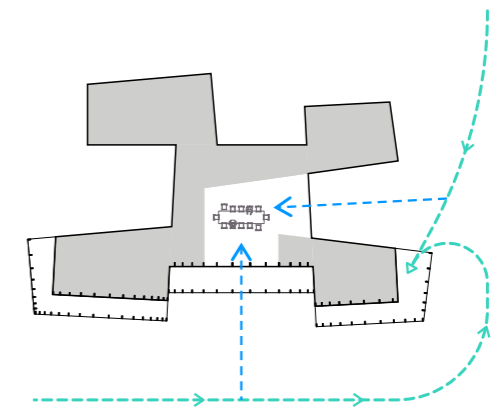
Promenade



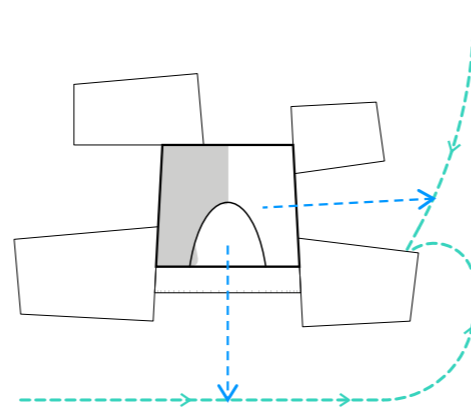
Open Plan



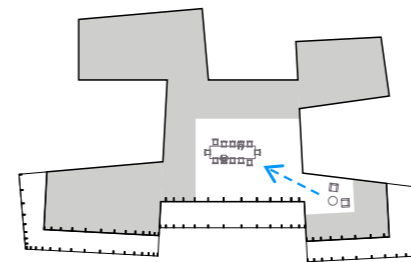
Screening



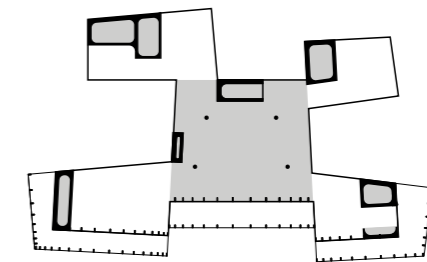
Kitchen Hub



Approach Look-out



Approach Look -in



Intimate Spaces

Plan Diagrams



The Kitchen Table and Island with Views to the Park and Hills



View from the Group Room to the Entrance Pavilion



View From the Entrance Pause Space into the Kitchen



An Atrium Connects the First Floor Staff Office to the Ground Floor

Sketch Internal Views

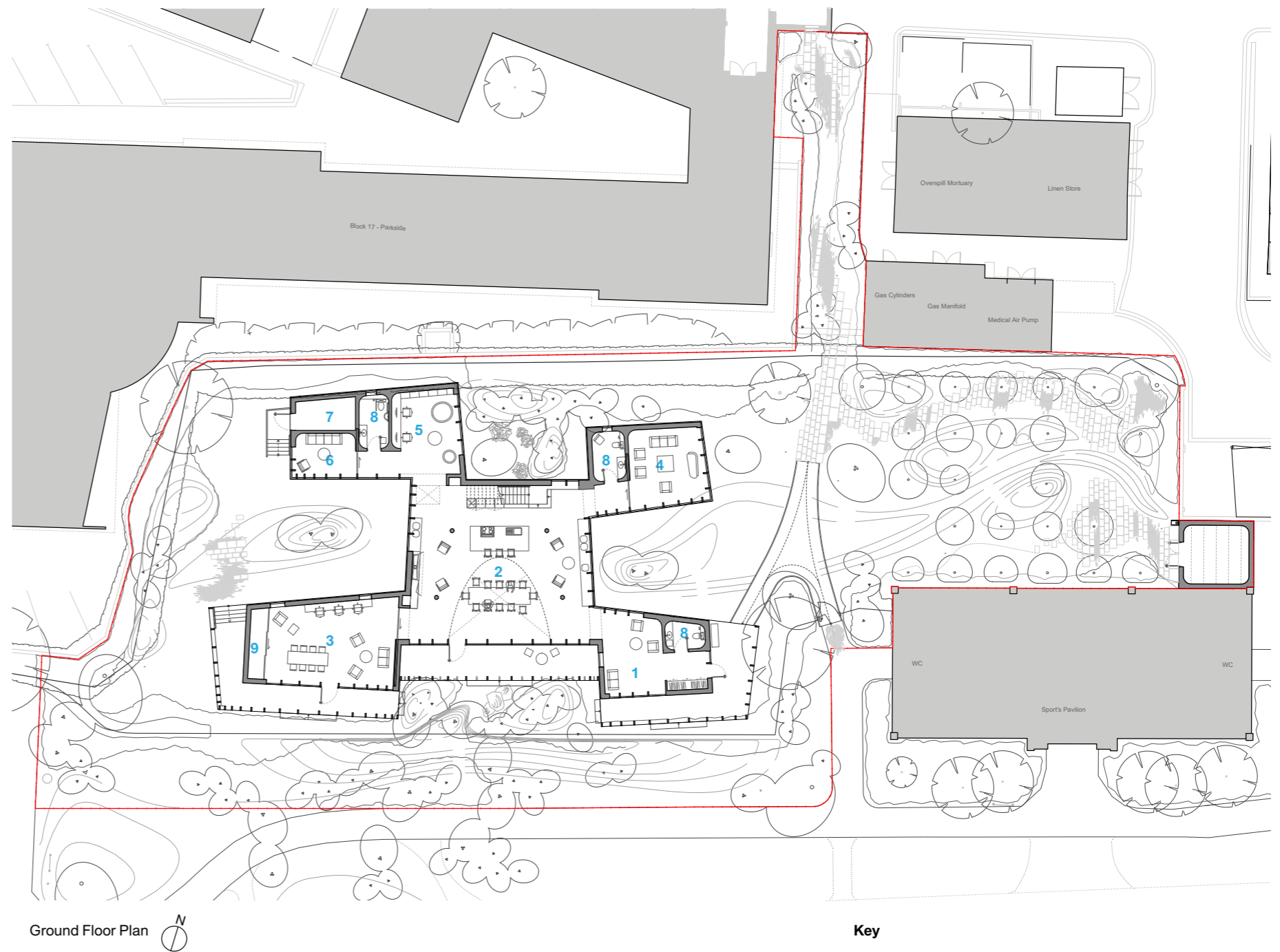
Ground Floor

The building is orientated south to make the most of the views and sunlight. The two storey central pavilion accommodates the kitchen on the ground floor and an office above. Main social activities take place around the kitchen table in a bright double height space; but sheltered from direct sunlight by a two storey veranda. The veranda to the south provides a covered outdoor space where to enjoy views of the park and garden.

The two smaller pavilions to the south house the entrance space and the large Multi Purpose Room. Both pavilions also have verandas. The Exercise Room has a large store which allows equipment to be put away and the room to be used for a number of functions.

The two north pavilions house the more private building functions. The north west pavilion houses the library and a small counselling room and benefit from the seclusion of the contained garden setting. A large Counselling Room is located in the north east pavilion overlooking the entrance approach from the hospital and the proposed apple orchard beyond This glazed volume is an important beacon for first time visitors on their way to the front door, as it provides a reassuring glimpse at the activity happening within the Maggie's Centre.

A WC room is located in three of the four pavilions, each WC is spacious enough to allow a visitor to find calm and privacy.



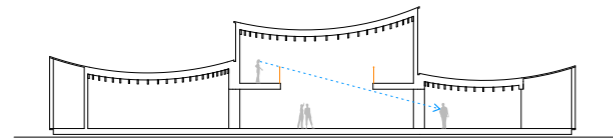
- Key**
- 1. Entrance Foyer
 - 2. Kitchen
 - 3. Multi Purpose Room
 - 4. Large Counselling Room
 - 5. Library
 - 6. Quite Sitting Room
 - 7. Plant
 - 8. WC
 - 9. Store

First Floor

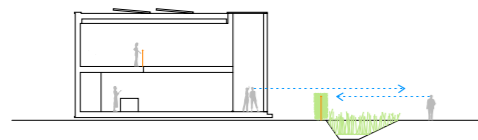
The more opaque first floor of the building houses the staff office, storage and a second small counselling room.

Its main southern aspect is complimented with windows to the west and east allowing glimpses of arriving visitors and offering staff an opportunity for an informal greeting.

A large void over the kitchen table connects the floors and visitors are welcome to make use of the top floor quite sitting area.

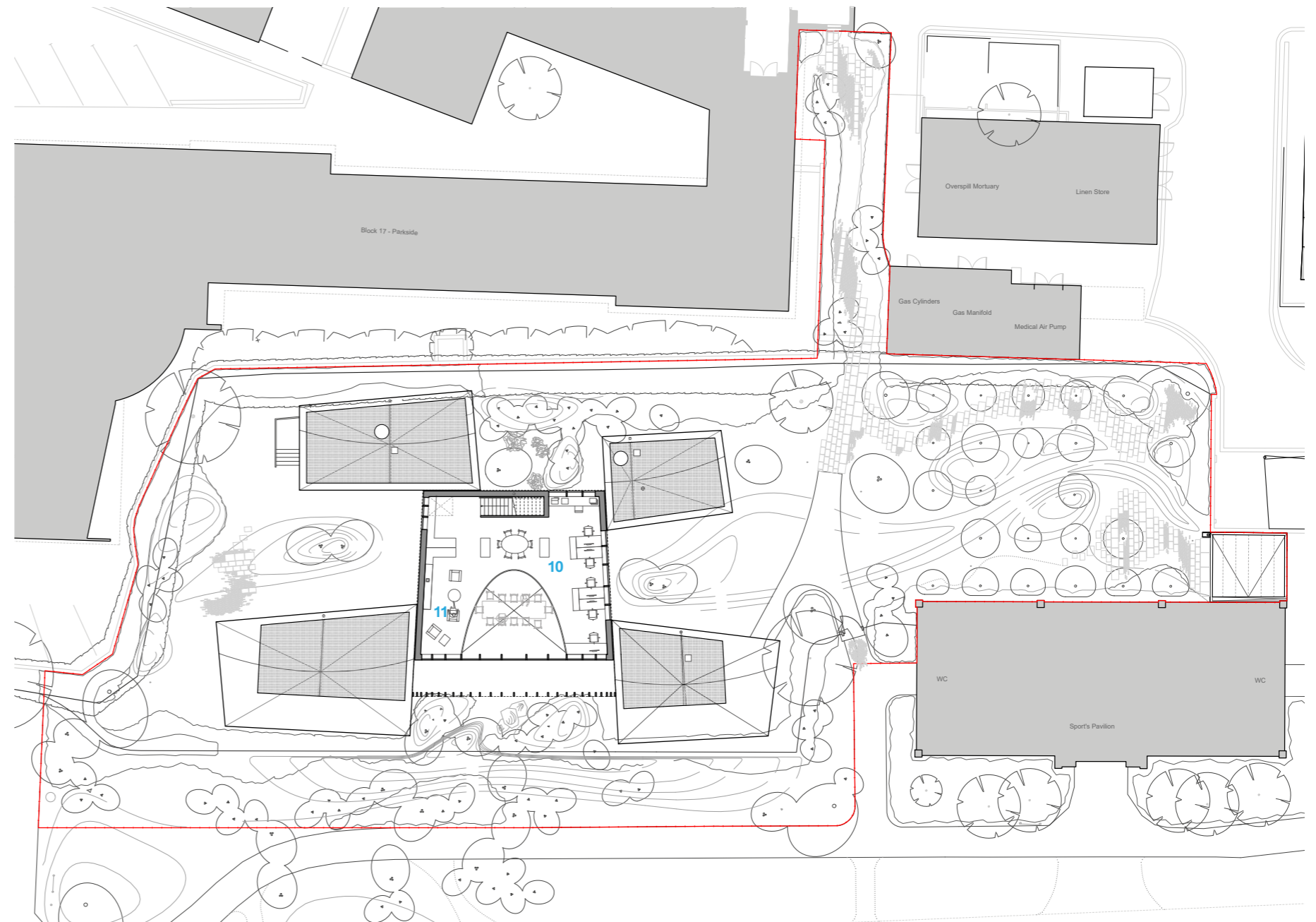



Staff Visitors Contact



Views Out and Privacy

Section Diagrams



First Floor Plan 

Key

- 10. Office
- 11. Quite Sitting Room

3.3 Parking and Drop-off

Access

The site will be accessed from both the hospital boundary to the north and the park boundary to the south. The southern site entrance is connected to Musgrove Receptions Grounds and will be utilized by staff members and familiar visitors who are making a trip specifically to visit the Maggie's Centre independent of their hospital treatment and are accessing the site by foot.

The northern site entrance is connected with the reception area of the Beacon Centre via an internal hospital corridor. Making it easier for visitors undergoing treatment or visiting Maggie's for the first time to get directions. This entrance has the benefit of being located en route with the hospital's mobility buggy service and a disabled drop-off point.

Car Parking

Car parking is provided within the main hospital car park to the east of the site. The hospital has long term plans to provide parking close to the Beacon Oncology Centre in the future. In which case site access will be through the hospital or the Green Link.



Hospital Masterplan



Location Plan Showing Parking and Drop Off



3.4 Accessibility

Part M Compliance

The building has been designed in accordance with the requirements of Approved Document M2 of the Building Regulations. Demonstration of compliance is included in the drawings comprising this application, however below is a brief strategic summary of the key elements of compliance:

- Either a level approach, or an otherwise DDA and Part M compliant accessible route will be provided from the site boundary to the Centre.
- The entrance doors will be Part M compliant.
- All internal doorways and passing spaces have been sized and designed in accordance with Part M requirements.
- A wheelchair accessible WC is provided.
- The First Floor office space is accessed by a low gradient stair.
- WCH bound members of the public will not be accommodated on the first floor but will be met in the Small Counselling Room on the Ground Floor.
- A knockout panel for the future installation of a platform lift will be provided. Maggie's policy is that a platform lift will be installed should a disabled member of staff be employed in the future.



Sketch Section Showing Site Access and Levels

3.5 Scale

Park Scale

Galmington Recreation Grounds' area of 3.85ha is modest in size compared to other parks around Taunton and its boundaries are entirely visible from any given point within the Park. A two storey sports pavilion prominently set on the central axis dominates the open scenery.

The proposed two storey building will occupy the north-west corner of the site next to the Sports Pavilion and will match its height.

Site Levels

A 0.5m high retention wall currently separates the site from Parkside Ward. The new building is 0.4m above the existing levels of the surrounding landscaped gardens and the Galmington Playing Fields, this raised ground floor allows Maggie's visitors to look over the 1.8m high shrubs on the site boundary to the Park whilst these prevent passers-by from looking in. The building can be seen from a distance and holds its own within the context of the Park.

Cluster of Pavilions

The building is conceived as a cluster of pavilions each with its own roof and identity. Their stepping profile and 2 storey main volume provide variety to the monotonous single storey backdrop of wards and utility buildings on the hospital boundary.



Elevation from Galmington Playing Fields

Park Pavilion

The south elevation of the building is predominantly glazed to capture views towards the Blackdown Hills. These elevations are set back by 1.8-2.4m within covered verandas which provide sheltered outdoor space and prevent overheating.

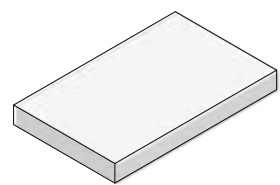
The tall thin columns supporting the veranda roofs have a scale that addresses the Park, while echoing to the stems of wet woodland trees. The roof-edges are also very thin and their concave curvature creates the illusion that the roofs are light and delicate rather than bearing on the columns. The tight and irregular spacing of the columns references the nearby trees. The floor edge is detailed so as to give the impression that the building is floating further reinforcing the appearance of a lightweight ephemeral structure at home in it's park setting.

Sheltering Grove

The building's plan as well as its section gives expression to the building as a cluster of pavilions. The spaces between the pavilions become green rooms and provide amenity and calm for staff and visitors and link the pavilions to the larger landscape of Park and the Blackdown Hills.

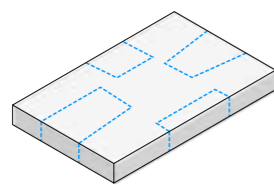


Sketch Bird's Eye View

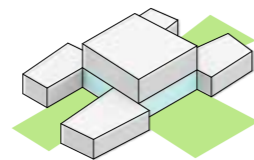


375 m2 GIA

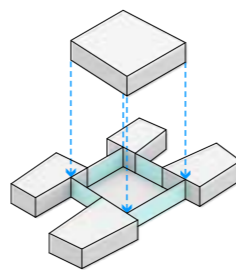
Massing Diagrams



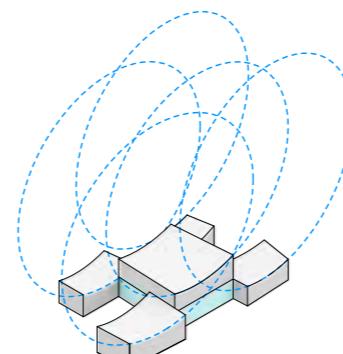
Four Courtyards



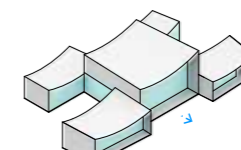
Courtyard Gardens



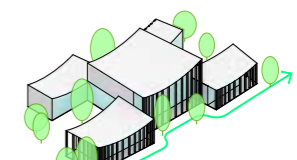
Gathering Hall



Cupped Roofs



Verandahs



Cluster of Pavilions

3.6 Appearance

The proposal does not seek to mimic the brick buildings nearby but rather interacts with the landscape and sky through its reflective aluminium cladding and large areas of clear glazing.

Roofs

The roofs have a gentle concave curvature as if to collect rainwater. The roofs to the single storey pavilions which are overlooked from the staff office are designed to accommodate biodiverse planting and wild flowers. The two storey pavilion's roof accommodates a small array of photovoltaic panels.

The roof area of the Maggie's is less than the existing hard standings of the playground. Surface water run-off is attenuated by a system of planted roofs, swales and ha-has. These are described in Section 4.0 of this report.

External Walls

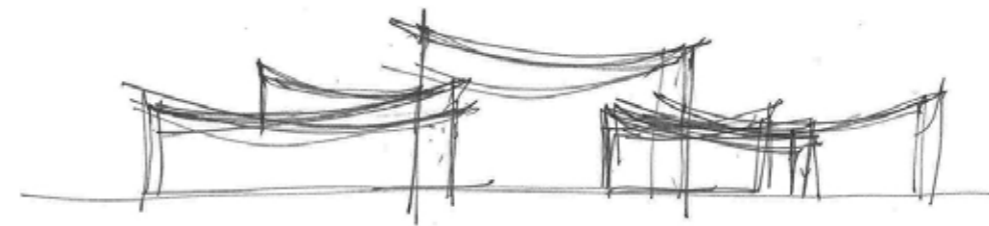
The veranda columns, claddings and soffits to the south are clad in aluminium. The irregular spacing of the columns reflects the natural setting of the multi stem trees in the swales and ha-ha beyond. The double storey veranda to the main pavilion has closely spaced aluminium vertical sections to the upper storey which act as a 'Brise Soleil' providing additional shading during the summer. This irregular vertical rhythm wraps around the aluminium cladding to the pavilions on all sides and is reflected in the rhythm of timber structure supporting the glazing and roofs.



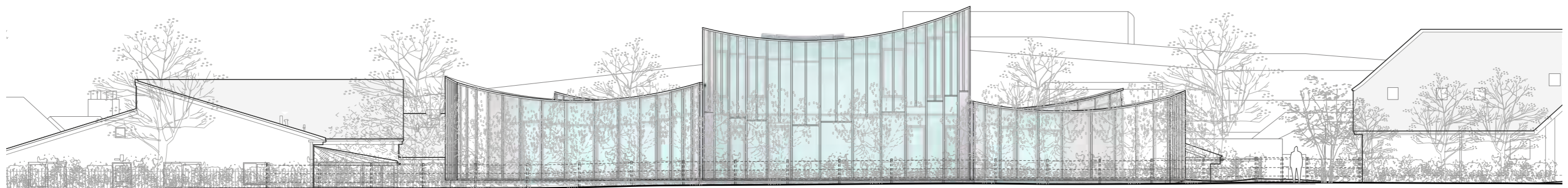
The Blackdown Hills and the Open Sky



Cupped Leaf



Early Sketch



South - Front Elevation

Perimeter

The building is elevated on mini piled foundations, these are set back from the perimeter of the building so as to be invisible and give the impression that the building is floating. The elevated ground floor helps to reduce overlooking from the Park and provides the building with some protection against flooding.

The external ground level around the verandas and other access paths is gently banked so as to avoid the need for guarding to the edges.

Inside

The interior of the building is modulated by deep Douglas Fir columns and beams which contrast with the metallic exterior. The large glazed areas of the building reveal its warm timber interior.



Deep Douglas Fir Columns and Beams



Soft Reflections in Aluminium Panels



Aluminium Veranda Screen



Sketch View Showing Entrance Approach



East-Entrance Elevation

3.7 Security

A number of discussions have taken place regarding the security of the Maggie’s Centre and the hospital community. The main concerns are as follows:

Space to Rear of Sports Pavilion

The re-alignment of the path has created an unsupervised landscaped area to the rear of the Sports Pavilion. This space has been carefully landscaped as an Orchard and secured with a new brick wall to match the hospital wall. A gate is incorporated into this fence to allow for access to the Orchard and Potting Shed on special occasions.

Maggie’s Garden

The landscaped areas are enclosed with lightweight metal fencing concealed within planted hedging. The main gate is secured in the evening and at weekends. The secondary gates will have controlled access.

Hospital Security

The proposed new door giving access to Hospital Street 1 will be locked out of hours at and at weekend when the Maggie’s is closed.

Parkside Ward

The existing fencing is to be repaired and replaced to provide a secure boundary.

3.8 Waste Strategy

Based on the size and use of the proposed building, we have worked on the assumption that the amount of waste generated by the Maggie’s will be similar to that of a house. Therefore, our proposed strategy would be that bin bags are carried by staff to the existing hospital wheelie bins store located 40m away. The waste will then be collected as is usual for the hospital.



Diagram Showing Security and Waste Strategy

- - - Proposed New Fence Line
- - - Existing Fence Line
- ▲ Main Access Gate
- ▲ Secondary Gate
- Hospital Waste Compound

3.9 Fire Strategy

Fire Appliance Access

Fire appliance access is from the Galmington Recreation Grounds Carpark . The fire appliance will turn in the carpark and reverse into the widened footpath along the southern site boundary within the Park. The travel distance from the back of the vehicle to the furthest points within the building is less than 45m. This strategy has been reviewed by the Fire Authority who has expressed reservations about the fire appliance manoeuvring in the car park. The project team have put forward a proposal for 'Fire Access Keep Clear Markings' which the Authority is reviewing.

Compartment Walls

The new Centre is designed to follow the recommendations in Approved Document B2. The building comprises a single compartment. The notional boundary of the building is more than 1m away from any boundary so that there is no requirement for the external walls to provide fire separation.

Means of Escape

The accommodation stair provides a means of escape from the first floor giving access to 2 alternative means of escape in the ground floor.

3.10 Draft Construction Strategy

Initial discussions have taken place with the hospital. The proposed construction site access will be from the hospital service lane.

An opening will be formed in the existing perimeter wall this will be reinstated on completion of the building contract. This will necessitate forming a new hard standing for the linen tug next to the linen store. The site compound will be concentrated where the Orchard is located.

Piling is to be carried out with a small rotary rig to ensure that minimal noise and vibration to the surrounding residential properties and adjacent hospital buildings, whilst also minimizing damage to the roots of existing trees and shrubs.

There will be a full height protective envelope over the entire building up until such time as it is fully waterproofed so as to protect the timber structure which will be left exposed.



Diagram Showing Fire Strategy and Construction Strategy

- - - - - Fire appliance approach
- - - - - Construction site access and compound
- ▲ Gate

3.11 Environmental and Sustainable Design

The building engineering services have been arranged to provide a safe, comfortable, energy efficient environment for the occupants.

Heating & Hot water

Various options have been considered for the Maggie's including, air source and ground source heat pumps, biomass and solar water heating. However, to incorporate heating and hot water generation for the size and nature of the Maggie's Centre at Musgrove Park, the most suitable option is via gas fired condensing combination boiler. Supplementary hot water heating to the WC's remote from the plant area will be provided by local electric units to eliminate the need for hot water circulation or trace heating.

A preliminary heating load assessment has determined that a 35 kW of heating will be sufficient for the building which will be generated using a low NOx gas fired Combi boiler located in the plant room. The boiler flue will be routed directly to terminate above roof level.

All heating plant will be accessed directly from the outside. The boiler plant will serve an underfloor heating system with additional trench heating at the façade to counter any draughts on the ground floor and built in radiators on the first floor. The open plan sitting space will also be provided with a gas-fired or wood burner.

Lighting

The artificial lighting system to be provided throughout the new building will use energy efficient LED luminaires with high efficiency optical systems to maximise light distribution. The lighting installation will be designed in accordance with BS12464-1: Light and Lighting and CIBSE Lighting Guide 9: Lighting for communal residential buildings.

The installation will generally comprise circular style pendant luminaires, surface mounted downlights and recessed linear fittings. A dedicated circuit of 5A lighting sockets will be provided to facilitate the use of standard or table lamps throughout counselling and sitting areas which would be switched separately from the main lighting.

An external lighting installation will be designed in accordance with BS12464-2, Secured by Design and ILP guidance for reduction of obtrusive light.

External lighting to the approach of the new building from the main hospital site will be provided by LED luminaires wired in multicore armoured cables buried in underground ducts.

Lighting to the building perimeter and main entrance will be via integrated linear LED luminaires wired internally from within the building. The external lighting will be provided with dusk/dawn photocell and time clock control and set up to suit the buildings hours of operation.

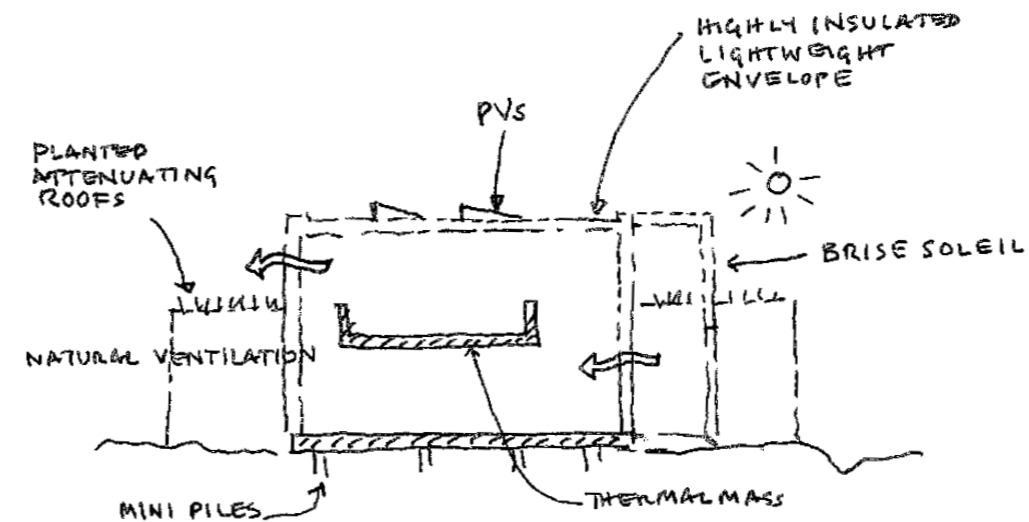
Fire Alarm

An automatic fire detection and alarm system will be provided. The system will be designed and installed in accordance BS 5839-1: Fire detection and fire alarm systems for buildings and the requirements of the Local Authority Building Control and Fire Officer under Building Regulations and the Fire Precautions Act 1971. The system shall be designed to meet the requirements of Category L4. The fire alarm system will be a digital addressable single loop open protocol system complete with automatic and manual operation.

Carbon Footprint

Careful consideration has been given to the sustainability credentials of the building. Dynamic thermal modelling has demonstrated that the building will have a comfortable summer internal environment using a natural ventilation strategy without the need for mechanical cooling.

The building has been modelled to comply with Part L of the Building Regulations. The external envelope is significantly better than the standard insulation levels included within the Part L calculation methodology. Air-tightness is good and a renewable strategy utilising roof-mounted photovoltaic cells has been incorporated into the design of the scheme.



Section Diagram Showing Zero Carbon and Passive Strategies

3.12 Structural and Civil Engineering

Webb Yates Engineers (WYE) have been appointed with Alison Brooks Architects (ABA) and Mott Macdonald to complete the design of a new centre for the cancer hospice charity Maggie's. The new centre is to be located in Taunton, Somerset and is to serve the existing NHS Musgrove Park Hospital. The centre will provide communal areas for patients, counselling rooms and offices for the centre's staff.

The new Maggie's Centre is to comprise a double height central space with 4No. interconnected single storey wings. The central unit's first floor level is to be a mezzanine, with a large void overlooking the ground floor communal area.

Ground Conditions

A Phase II ground investigation was carried out in September 2018 by Intégrale. Intrusive investigation by trial pit and window sample boreholes were completed. They established a veneer 0.15m thick Topsoil, underlain by Made Ground of a variable thickness of around 0.35m, on top of a continuous stratum of variably weathered, firm Branscombe Mudstone Formation to depths of typically 5m below existing ground level.

Proposed Structural Scheme

The proposed structure is to be constructed from timber columns and timber roof joists which are to act compositely with curved ply stressed skins, screwed and glued to the joists. The first-floor structure of the central unit is to be constructed from an in situ concrete flat slab supported by in situ concrete columns with curved column heads.

Substructure

It is proposed that the foundation scheme is to consist of piles installed using a rotary mini-piling rig. A small rotary rig will ensure minimal noise and vibration impacts to the surrounding residential properties and adjacent Hospital buildings. Due to the pockets of granular material discovered at a depth of 4-5m below the existing ground level, piles will need to be cased/sleeved to prevent the collapse of the boreholes. In addition, as water was found at depths ranging between 2.5m and 4m below existing ground level concrete will need to be placed using a tremie tube. A compressible board is to be laid across the full building area to account for the possible heave or settlement of the cohesive clay soils. A suspended in situ reinforced concrete slab is then to be cast across the building area.

Superstructure

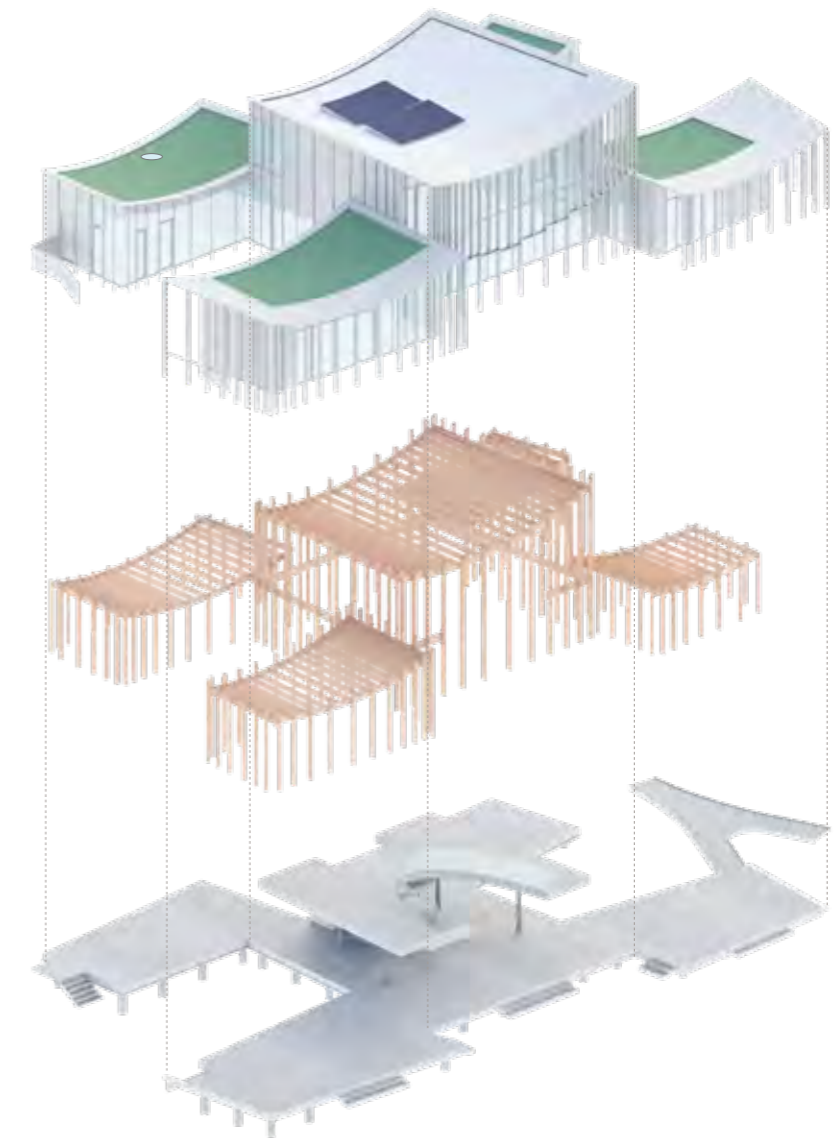
A timber frame will form the main structure of the new proposed building. Timber columns will support curved roofs formed with curved timber Glue Laminated edge beams. Timber roof joists are to then span between these curved edge beams and are to be combined with three layers of structural ply, screwed and glued to the joists to form composite stressed skins. An independent glazed curtain walling system will be fixed directly to the timber columns with aluminium sections provided as reinforcement to the critical transoms.

The stability of the structure is to be provided by several timber ply stressed skin stability stud walls. The stud walls are to be formed in between the main timber frame columns, with ply screwed and glued to the face of the studs. Both the curved timber stressed skin roofs and the first-floor concrete mezzanine structure are to act as diaphragm floors, transferring the horizontal wind loads acting on the façade to the stability walls.

An in situ concrete slab structure has been proposed to form the first-floor mezzanine level. The structure will be a flat reinforced slab supported vertically by 4No. independent internal reinforced concrete columns. The slab will then be fixed to the timber frame and as such the stability systems by horizontal only shear connectors. Aluminium verandas are to be constructed on three of the units. The structures are to be rain screens only and therefore external. The veranda roofs are to be formed of structural aluminium hollow sections, clad in aluminium sheeting. Verandas are to be supported by the main building on one side and then by structural aluminium hollow sections on the exterior edge.

Proposed Below Ground Drainage Scheme

The proposed drainage scheme will look to connect into the existing hospital drainage system. Utilities mapping has been requested and existing hospital drainage drawings have been made available. Rainwater is proposed to be attenuated before discharge into the hospital system to enable the flow rates to be controlled. Attenuation is currently proposed to be incorporated into the landscaping scheme by utilising the proposed swales. Silt traps will be located within overflows to prevent materials entering the existing system.



3D Diagrams Showing Layering of Structure and Fabric

4.0 Landscape

4.1 Regional Context Introduction

Taunton is positioned within the 'Vale of Taunton Deane', an area characterised by lowland valley agriculture enclosed by upland hills, interspersed by rivers and their floodplains. The most prominent river being the Tone which flows through the heart of the town.

The Maggie's application site is located in Taunton within the Borough of Taunton Dean, an area defined by its high landscape quality and rich tapestry of wildlife habitats. This quality is expressed by the diverse array of nature reserves, Sites of Specific Scientific Interest (SSSI's), biodiversity plots and priority species, all dispersed within the wider context of the Blackdown Hills and the Quantocks which have been nationally recognised as Areas of Outstanding Natural Beauty (AONB).

AONB's are now referred to as 'Landscapes for Life' and promote places where access to the outdoors is fundamental to encouraging healthier lifestyles. In addition to the high-quality habitat tapestry for wildlife, Taunton is also a vibrant place for people, acknowledged by being awarded the Southwest's first Garden Town status in 2017.

The Taunton Deane Landscape Character Assessment 2011 highlights the significance of the rich regional context by classifying that, 'one fifth of Taunton Deane's landscape is of national importance'.

4.2 Diversity BAP Habitats

The landscape proposals are set within the context of National Planning Policy Statement 9 (PPS9) focusing on biodiversity and geological conservation, with specific emphasis on habitats and species not subject to specific legal protection. Such as Biodiversity Action Plan (BAP) priority habitats and species, as well as landscape features of importance for wildlife corridors or habitat stepping stones.



Character studies across the Borough of Taunton Deane

- 1. Rolling hills
- 2. Wooded glade
- 3. Rugged geological coastline
- 4. Dense wet woodland
- 5. Rugged gorge
- 6. Upland farmland
- 7. Lowland farmland
- 8. Rocky outcrop
- 9. Steep sided escarpment

4.3 Landscape Site Context

The Maggie's application site is located in the north-western corner of the 3.9ha Galmington Playing Fields that back onto the Parkside Ward within the Musgrove Park Hospital grounds.

Galmington Playing Fields are the only public park within an approximate 20-minute walk radius and as such is the primary green space for the patients at Musgrove Hospital, the residents of Galmington and the surrounding area.

Soft landscape

The Maggie's application site is predominantly a monoculture mown rye grass sward, framed on its northern side by a large native species hedgerow. There is currently low value municipal amenity planting around the current sports pavilion, giving the site great potential for designed biodiversity enhancements and habitat creation.

Green Space Character

The site benefits from having a south facing aspect with views towards the Blackdown Hills. The surrounding walls and hedges along the eastern, northern and western Maggie's application site boundaries provide a degree of shelter from prevailing winds. The existing native species hedgerow provides habitat and nesting opportunities and as such is classified as a biodiversity action plan protected species. Spatially the existing greenspace lacks cohesion, varied programme and biodiversity the landscape design proposals aim to address these issues and build on the sites potential.

4.4 Creating Healthy Spaces

The landscape proposals draw inspiration from the surrounding context of Taunton and local initiatives like the Somerset Wildlife Trusts' 'My Wild Neighbourhood' campaign, which inspire families to discover wildness in Somerset.

The Wildlife Trusts' research shows that just 20 minutes in nature is good enough to boost energy levels and improve physical and mental wellbeing. Our proposals aim to connect people with more inclusive, greener, safer and healthier neighbourhoods, drawing attention to the unique geology and rare flora and fauna found locally in Somerset.

4.4 Design Development

The landscape proposals have evolved alongside the architectural form, with a view to creating external spaces that respond directly to the internal uses and the surrounding matrix of Somerset's diverse character.

This concept emerged from early discussions about the vernacular of bronze age barrows/grottos scattered across the Somerset landscape where the threshold between inside and outside becomes blurred. This has developed into a building that gently sits within its context, like a bird hide nestled within the landscape. Promoting views out, within a safe, enclosed space that feels both familiar and comfortable.

Alongside the rich regional context the external proposals draw inspiration from the wealth of descriptive terminology of the 'Vale of Taunton Deane' landscape. With the architectural roof profiles emulating 'dip slopes', intimate gardens as places of refuge and safety 'havens' and 'springlines' visually tracing the alluvial landscape.



1.



2.



3.

Regional landscapes across Taunton Deane

1. Purple moor grass and rush pasture
2. Orchard
3. Wet woodland

4.6 Landscape Masterplan

haven.

Definition: A place of safety or refuge.

A series of curated landscapes surround the architectural form, providing filtered views and visual screening for the internal spaces. These sequential garden 'havens' are linked by a meandering walkway, through the building and out into the wider landscape, promoting the therapeutic passage of time.

Each landscape haven will have its' own distinct and intimate character which relates back to the BAP priority habitats.

Materials will be sourced for the sustainable performance and integration of SuDS, which will be integrated where possible.

Hard landscape

The proposed primary hard paved surface material is blue lias natural stone. This stone will provide a visually unifying surface around Maggie's and has been chosen because of its common use in exterior paving across Somerset. Blue lias is a blue/grey natural stone with a high fossil content which adds interest at a detailed level. Joints will be permeable with drainage into the soft planting edges.

Elsewhere around the building an inert footpath gravel will be used to provide maintenance access and create a character befitting a bird hide stilted gently above a porous flexible surface.

Soft Landscape

Themed miniature landscapes with tree planting are integrated throughout the Maggie's application site alongside vertical planting and native hedge enhancement. The 'havens' gardens have different characters including:

- Wet woodland glades, integrating multistem trees and a naturalistic/wild planting pallet
- Wetland reed beds, integrating purple moor grass and rush pasture planting
- Orchard, integrating a variety of fruiting trees of varying maturity



Landscape masterplan refer to drawing: 587_PL_02

- 1. Hospital Entrance
- 2. Parkside Ward
- 3. Hospital Entrance
- 4. Orchard
- 5. Potting Shed Pavilion

- 6. Maggie's Centre
- 7. Entrance Bridge
- 8. Sports Pavilion
- 9. Gas Manifold
- 10. Linen Store
- 11. Ha-ha swale

- 12. Galmington Playing Fields
- 13. North courtyard
- 14. South courtyard
- 15. Sweet track
- 16. Springline
- 17. Galmington Football pitches



4.7 Landscape Hospital Entrance

holloway.

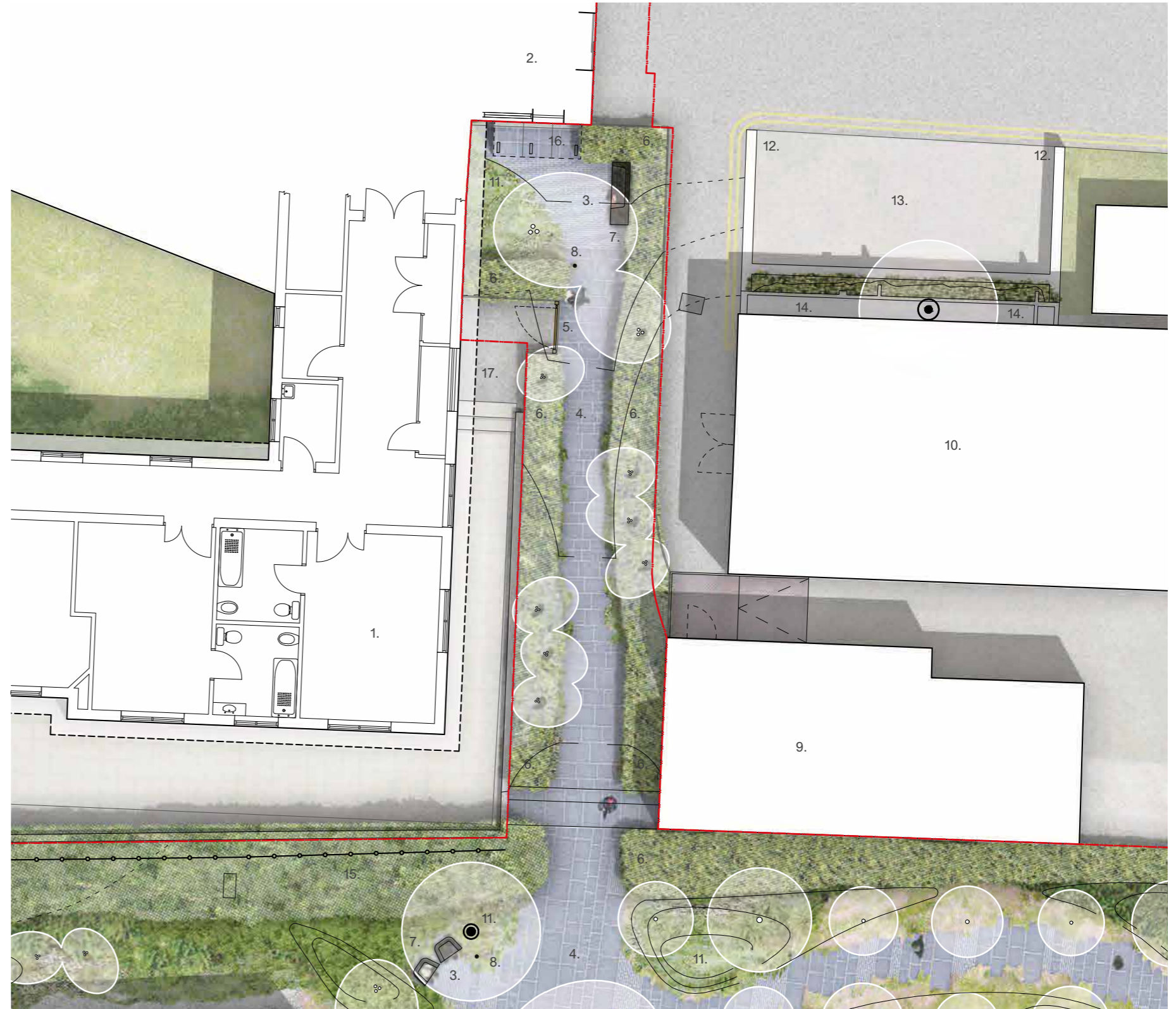
Definition: A sunken path, a route that centuries of foot-fall, hoof-hit, wheel-roll and rain-run have harrowed deep down into the bedrock.

This space emulates a holloway track landscape features seen across Somerset which within the proposals will provide visitor's a winding approach from the Musgrove Park Hospital with steep vegetated edges. The entry provides a gentle transition from the hospital urban character into the proposed wild and naturalistic Maggie's landscape.

An awning above the hospital door creates a sheltered lobby space which is safeguarded from turning vehicles in the adjacent car park by a mixed species hedgerow. This hedgerow orientates visitors along the Maggie's holloway up to a bespoke timber entrance gate.

The hedgerow, alongside multistem tree planting will provide visual screening from the hospital yard activities and temporary mortuary. Seating and wayfinding measures are provided along the path to provide reassurance and create a relaxing and unassuming approach to Maggie's.

Localised levelling along the pathway approach is designed in line with British Standard regulations, Part M. The approach will be gently sloping at a 1:21 gradient towards the Centre.



Landscape Hospital Entrance Holloway Plan

1. Parkside Ward
2. Hospital Entrance
3. Proposed blue lias tiles laid on edge
4. Proposed blue lias pavers varying lengths
5. Proposed post and wire gates

6. Proposed double staggered mixed native species hedgerow
7. Proposed bespoke timber seating elements
8. Proposed bespoke wayfinding post
9. Gas Manifold
10. Linen Store
11. Proposed wet woodland planting

12. Proposed brick retaining wall
13. Proposed brushed concrete hospital service yard
14. Proposed climbers
15. Existing hedge with internal fence
16. Proposed awning
17. Proposed asphalt

4.8 Landscape circulation

sweet track.

Definition: A Neolithic walkway to provide a dry path across the marshy ground.

The proposed circulation through Maggie's landscape is in the form of a 'sweet track' which meanders organically through the garden, framing viewing back towards the architectural pavilions and across the site. The sweet track connects the differing spaces and links high activity connections with relaxing havens/glades nestled within the wild landscape.

Paving scale responds to the differing spaces through varied unit sizes. Access ways have large slabs tightly jointed with seating areas and tree planting having smaller on edge paving units with wider vegetated joints.

The sweet track materiality responds to Somerset's varied geology using locally sourced fossil rich blue lias to visually expose and celebrate textured geological grain at a micro scale.

Throughout the sweet track an orchard grid frames views across the garden to a potting shed pavilion. This provides a congregation point at the bottom of the garden and creates a space for horticultural workshops and creates the potential for Maggie's to open up for community events away from the main building.

Fixed bespoke timber furniture located at key points along the meandering walk help to frame views and provide intimate spaces to sit. Collapsible benches and chairs will provide spatial flexibility and encourage Maggie's visitors to integrate within the landscape.

The wayfinding elements emulate what is found across Somerset, integrating timber directional posts and rounded support poles which provide places to slow down, lean and pause within the landscape.



Landscape Sweet Track Plan

1. Entrance Bridge
2. Parkside Ward
3. Sweet track
4. Orchard
5. Proposed bespoke timber gates

6. Proposed double staggered mixed native species hedgerow
7. Proposed bespoke timber seating elements
8. Proposed bespoke wayfinding post
9. Gas Manifold
10. Sports Pavilion
11. Proposed wet woodland planting

12. Proposed shrub planting
13. Proposed Potting Shed Pavilion
14. Proposed climbers
15. Existing hedge with internal fence
16. Maggie's Centre
17. Proposed Springline



4.9 Courtyard Landscapes

spinney.

Definition: A small area of trees and bushes.

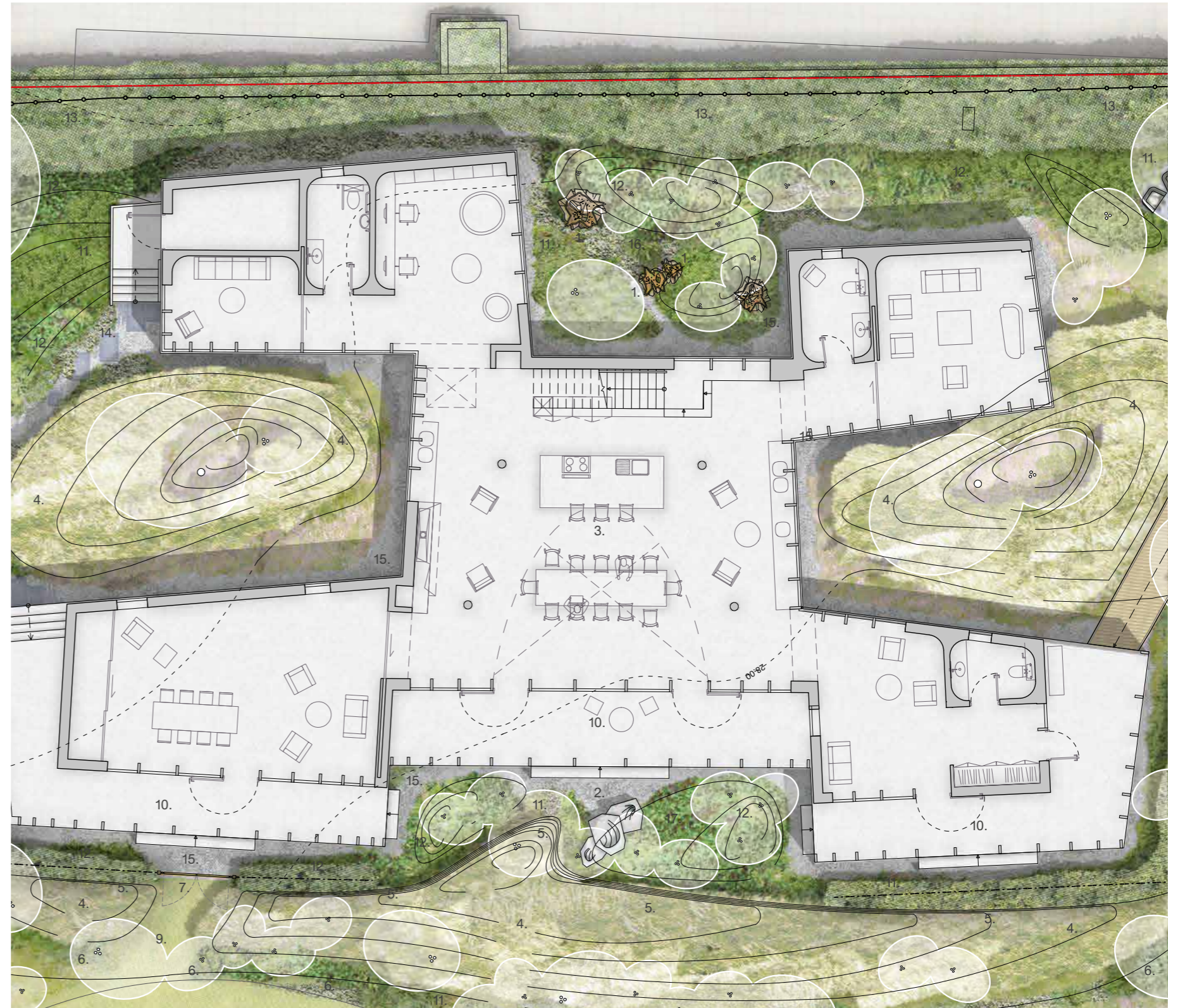
Planting responds to the UK BAP priority habitat: wet woodlands.

The wet woodland courtyards are enclosed spaces designed as miniature landscapes to be looked at from within the building. They are layered compositions interacting with the sheltered verandas through carefully composed planting, elements and trees.

A spinney of specimen multistem trees are planted with a close building relationship to create dappled shade within Maggie's, celebrating the ephemerality of nature. Functionally the multistem planting provides layers of visual screening between the Galmington Playing Fields path and Maggie's.

Two bespoke ecological features are arranged as central focal points within the wet woodland spaces to direct visitor views away from adjacent windows and out into the garden. This helps to create more intimate and separated interior spaces. The features are a stone bird bath within the south facing courtyard and an insect stumpery within the north facing courtyard.

Both the north and south wet woodland courtyards are responsive to their aspect, with planting suitable for full sun and full shade. These gardens promote habitat creation and biodiversity in particular emulating the preferred situation for the UK BAP priority species wood white butterfly.



Courtyard Landscapes Plan

1. Stumpery
2. Monolithic stone bird baths
3. Maggie's Centre
4. Proposed springline
5. Proposed ha-ha swale

6. Proposed double staggered mixed native species hedgerow
7. Proposed post and wire gate
8. Kitchen table
9. Proposed reinforced lawn
10. Veranda
11. Proposed wet woodland planting

12. Proposed shrub planting
13. Existing hedge with internal fence
14. Proposed blue lias paving stepping stones
15. Proposed inert gravel
16. North courtyard
17. South courtyard



4.10 Springline

springline.

Mires located around the upper slopes of valleys.

Planting responds to the UK BAP priority habitat: purple moor grass and rush pasture.

Cut and fill earthworks create an undulating and winding topography that drain into the centre of the plot and create a spring line feature. This spring line is a meandering reed bed which weaves through the entirety of the Maggie's Application Site, expanding and contracting to create a blue spine through the space and functionally acting as a SuDS attenuation swale. This forms one of the key features within the SuDS strategy, as per 4.12.

The gently sweeping topographic mounds help to create enclosed and open spaces that draw visitors through the landscape. The spring line planting grades from wetland ground cover, through perennials and grasses designed to link into the purple moor grass and rush pasture and culminate at the architectural form where the spring line opens into a reed bed. The reed bed provides seasonal interest and will aid habitat creation within the site. Green roofs with active attenuation drain into the reed pond through extended architectural spouts.

The reed beds centre through the kitchen providing a west-east connection that enforces the blurred line between inside and outside. This blur acts ephemerally within the building as the long reed stalks will sway in the wind and provide an interesting outlook and visual screening between the interior spaces. A sweeping bridge spans the springline and creates the central connection to Maggie's front door.

The reed beds act as the second part of the attenuation system on site, taking the green roof run off and filtering it down into the ha-ha swale, in section 4.11.



Landscape Springline Plan

1. Entrance Bridge
2. Parkside Ward
3. Sweet track
4. Orchard
5. Proposed springline

6. Proposed double staggered mixed native species hedgerow
7. Proposed bespoke timber seating elements
8. Proposed ha-ha
9. Existing hedge with internal fence
10. Maggie's Centre
11. Galmington Playing Fields

4.11 Ha-Ha/Swale

ha-ha.

A ditch with a wall on its inner side below ground level, forming a boundary to a park or garden without interrupting the view.

To integrate the security provision required for Maggie's Centre the landscape proposals aim to emulate the wider undulating landscape by creating a living retaining wall feature, which works in two ways:

- By creating a sloping topographic separation between Maggie's and the park which grow over time providing a pleasing visual feature. At its deepest point in front of the south facing wet woodland garden being 1.5m below the existing ground level
- The sloping depression caused by the ha-ha will connect into the SuDS strategy as an attenuation reed bed swale, receiving the run off from the Galmington Playing Fields and any overflow from the springline reed beds.

Dense shrub planting will surround the ha-ha swale on the Maggie's Application Site southern boundary as an additional security measure and to provide further visual screening between the Centre and Galmington Playing Fields. A discrete post and wire fence set within a native hedgerow mix adds to the boundary treatment and over time will become hidden within the vegetation.

The ha-ha itself is made of an innovative seeded sandbag system, which provides the structural retaining properties and overtime will germinate and become fully vegetated, creating a low maintenance green wall.

4.12 Sustainable Drainage Strategy

The SuDS strategy for the Maggie's application site can be described in three parts, bioretention amelioration and permeable paving. Sustainable drainage features are actively designed within the landscape proposals to mitigate against the flooding risk within Taunton and meet the Borough's Core Policy 1 (Climate Change) intention, to increase localised water infiltration and management systems.

Bioretention

The bioretention systems for this project are integrated within a series of attenuation features positioned to collect, store and filter the surface runoff from the Galmington Playing Fields and frequent rainfall. These measures include, biodiverse green roofs with biodiverse planting, which drain into wetland reed bed swales (spring line) and through to a retention ha-ha feature that doubles up as a security measure for the centre.

Soil amelioration

Wet woodland pocket gardens and vertical planting beds are integrated to ameliorate soils and enhance the existing infiltration rates.

Permeable paving

The project proposes predominantly permeable paving throughout, including blue lias paving and unbound gravels. Each enables water infiltration, whether through the porous surface of the paving material or through grit paving joints. Falls across paths is directed at the areas of soft landscape.

Inert footpath gravel paths will be used as source control as they manage rainfall where it lands. The basic structure of permeable paving is similar to that of a standard pavement. However, the subbase contains a reduced or 'no fines' granular fill and geotextiles that prevent sedimentation.

Sustainable Drainage

1. Bioretentive green roofs UK BAP priority habitat - heathland
2. Wet woodland planting
3. Blue lias paving slab detail



1.



2.



3.

5.0 Consultation

5.1 Stakeholder Consultation

Since our appointment as Lead Consultant and Project Architect to design the new Maggie's facilities in 2014, Alison Brooks Architects has worked closely with Musgrove Park Hospital, Maggie's, Taunton Dean Borough Council and J&L Gibbons Landscape architects to develop a bespoke and responsive scheme.

J&L Gibbons Landscape Architects has also consulted specifically with the stakeholders with an interest in the broader masterplan of Galmington Playing Fields.

Galmington Playing Fields

This playing field together with the Hamilton Gault playing field, was given to the people of Taunton in 1931 by Brigadier A. Hamilton Gault, D.S.O., E.D., C.D. Founder and Colonel of Princess Patricia's Canadian Light Infantry, Honorary Freeman of Parliament for Taunton Constituency for eleven years.

The Galmington Playing Fields land is now owned by the local authority and there is a restrictive covenant on the land which requires it to be used only for recreational purposes. To remove this would require someone who currently has the benefit of the covenant (i.e. a descendant of the original vendor) to consent.

TDBC has contacted the descendants of Brigadier A. Hamilton Gault, and it is confirmed that there are no principal objections to lifting/amending the covenant.

Sports England

The Maggie's team has contacted Sports England who has redirected the Team to the Somerset Football Association. The team met with SFA on 17.02.17 to present its proposals to re-orientate the goal posts and football pitches. The SFA has approved these proposals and is supportive of the application.

The proposed re-orientation of the football pitches will be carried out by TDBC directly and does not form part of this planning application.

Somerset Wildlife Trust

J&L Gibbons Landscape architects have contacted with the Somerset Wildlife Trust regarding the potential works to the Park. The Trust has expressed its enthusiasm for the proposals. Maggie's has commissioned a Park Management Plan from Somerset Wildlife Trust. The Plan identifies how the Maggie's development could be useful in catalysing community based action to enhance the park for the benefit of people and wildlife.

The Park Management Plan suggests that a Friends of Galmington Playing Fields Group is set up. This will provide an opportunity for consulting with the Galmington Resident Association and the wider community about the design of the playground and any works to the recreation grounds.

J&L Gibbons Landscape Architects has produced a design for the new Playground. The plan and JLG's proposals do not form part of this planning application but will be developed by LBTD Parks Department independently.

Hospital Environment Design Committee

Maggie's and their design team have met with the Hospital Environment Design Committee on a number of occasions and will continue the dialogue throughout the implementation of the project. These have been primarily concerned with possible improvement works to Hospital Street 1 which leads from the reception of the Oncology Centre to the Maggie's and the external landscaped route from the rear of the hospital street 1 to the Maggie's.

Early discussions also addressed the long term masterplan for Musgrove Park Hospital including the plan to form a circular access route around the hospital to better connect the disparate parts.

Maggie's project team have attended the following meetings/presentations with the MPH:
02.05.18- meeting with MPH Estates Management
14.06.18- presentation to the Environment Design Committee
14.09.18- presentation to hospital staff

Parkside Ward

Liaison with Parkside Ward has been managed by MPH. There were concerns over shadowing of the ward. ABA has carried out an over-shadowing study showing shadows cast by the proposed building at key times during the day and during the course of the year. These show that the building will have no or a very minimal impact on the amount of daylight and sunlight reaching the ward bedrooms.

Issues of privacy have also been discussed. The building is set back from the dense hedge on the north boundary the foundations are designed so as to mitigate damage to existing roots.

Taunton Dean Borough Council

The Maggie's team has met with the Council's Planning and Parks Department on a number of occasions to discuss design development and design proposals. ABA have attended the following key meetings:
28.10.16- meeting with TDBC Planning and Facilities Department.
02.05.18- meeting with TDBC Planning and Parks Department.

Fundraising Activities

Maggie's have organised a number of fund raising activities two of which have taken place in Taunton, local eminent people were invited to attend this event.
14.09.18- fundraising presentation at Taunton Racecourse
18.10.18- fundraising meeting at Hauser and With Somerset

