

01 Welcome

Welcome to this public consultation event on our emerging proposals to sensitively expand and improve our hospital in Chelsea, to ensure we are well-equipped to continue our life-saving research, diagnostics, treatment and care.

This event is an opportunity to meet the project team, ask questions and provide feedback on our early thinking. Read on to find out more.

All of the materials shown today are also available online – scan the QR code to access royalmarsden.nhs.uk/chelsea



About The Royal Marsden NHS Foundation Trust

The Royal Marsden opened in 1851 as the world's first hospital dedicated to cancer diagnosis, treatment, research and education.

Today, we continue to operate with our academic partner, the Institute of Cancer Research, as one of the top cancer centres in the world.

It is our mission to innovate and provide the highest standard of cancer care for patients through our research and leading-edge practice.

Our development team

We have brought together an experienced development team to help us deliver this project. Following a competitive procurement process, we appointed Stanton Williams as the lead architect. With a strong track record of delivering complex buildings in sensitive urban locations, their approach to all projects is collaborative and people-centred, focusing on the human experience of the places they design. Examples of their work are on the right.

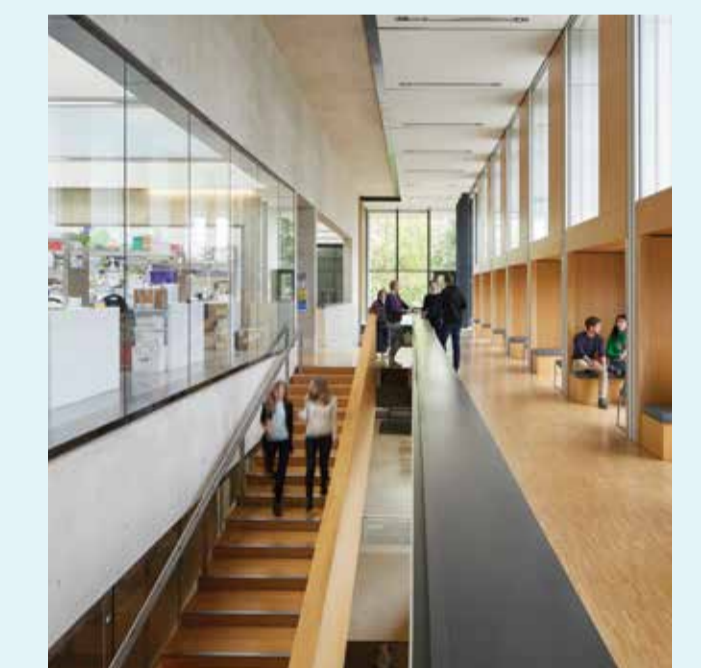


Zayed Centre for Research, GOSH, London.



Royal Opera House, Open Up, London.

STANTON
WILLIAMS



Sainsbury Laboratory, University of Cambridge.

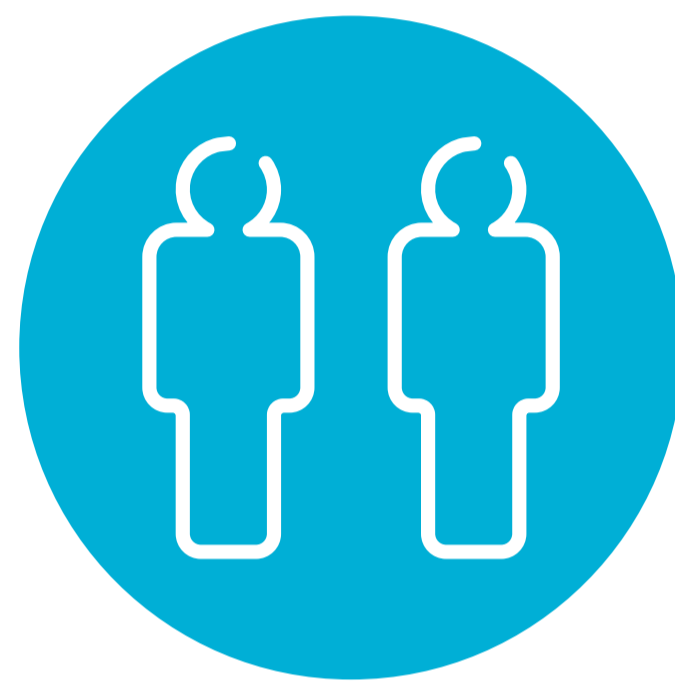


02 The need

Cancer is affecting more people every day

We all know of the profound effect that cancer can have on the lives of individuals, their communities, and ultimately all of society.

More people than ever are being diagnosed with cancer, and the disease continues to impact patients' lives every day.



1 in 2
people

in the UK will be diagnosed with cancer in their lifetime¹



Every 90 seconds

someone is diagnosed with cancer²



77%
increase

expected in global cancer cases by 2050³

Source: 1. Cancer Research UK, 2. Macmillan Cancer Support, 3. World Health Organisation

Creating a hospital fit for the future

We are immensely proud of our history of transforming cancer treatment and providing the highest standard of care through research and leading-edge practice.

We have achieved significant breakthroughs while working from our historic site in Chelsea, but now we need to create a hospital that is fit for the future.

More than 60 per cent of our buildings are over 60 years old, with much of the infrastructure predating the founding of the NHS in 1948.

Many of our wards are smaller than modern standards meaning our capacity is already constrained, and we have experienced a 30 per cent increase in referrals over the last five years, which is continuing to rise each year.

This means we are not able to be there for the increasing numbers of people who need us.

Our estate also requires significant modernisation to reduce our environmental impact and meet both our Green Plan and the NHS Green Plan.



03 Our vision

Our vision is to continue delivering world-leading research, diagnosis, treatment and care, while improving outcomes for everyone affected by cancer locally, nationally and globally.

We will achieve this by developing innovative approaches to prevention, enhancing early and accurate diagnosis, and creating advanced, personalised therapies – harnessing the power of data and cutting-edge technology in state-of-the-art facilities.

To realise our vision, we plan to sensitively enhance and expand the hospital within the next decade.



We have four key aims:

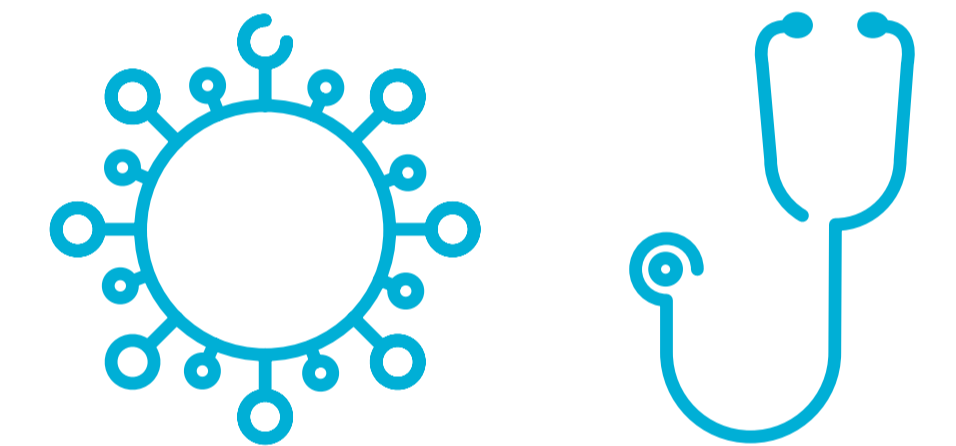
Pioneering future research breakthroughs

Delivering practice-changing approaches to treating cancer, enabling faster diagnosis and increasing the number of clinical trials to help develop personalised and more effective treatments.



Faster precision diagnostics for patients

Including integrated diagnostics, pathology, genomics and radiology with the latest digital capabilities to diagnose cancer earlier for better outcomes.



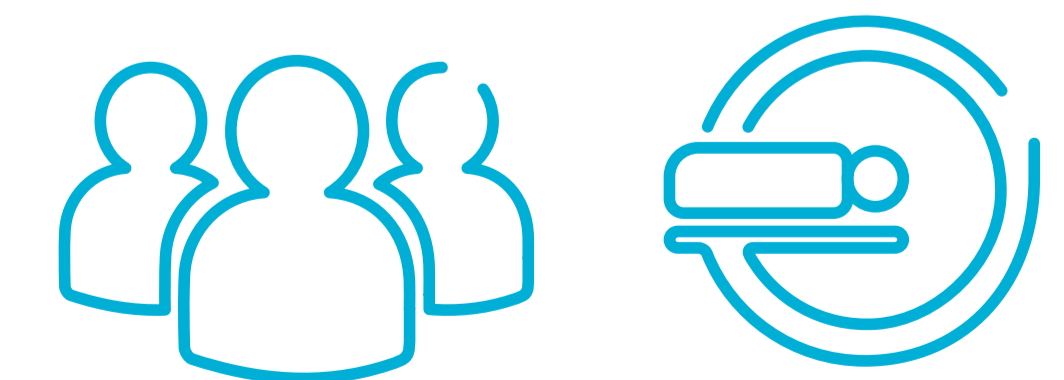
Improved world-leading patient experience

Enabling co-located facilities and state-of-the-art technologies within a modern building that works for patients and staff whilst respecting the rich heritage and history of our Chelsea site.



Modernised and increased clinical facilities

Enabling us to develop increasingly precise, research-led surgical and clinical approaches that improve survival and quality of life outcomes for cancer patients globally.



04 The architect's brief

To deliver on our vision, we will:



Create an improved patient experience
– a modern, welcoming environment that helps to facilitate recovery



Enable space for research
– allowing researchers and clinicians to collaborate and innovate



Deliver more clinical space
– enabling us to see and treat more patients, helping them to survive cancer



Create new inpatient facilities
– for patients receiving biological therapies including cell therapies



Sensitively develop our Chelsea home
– responding to the existing buildings and the local environment

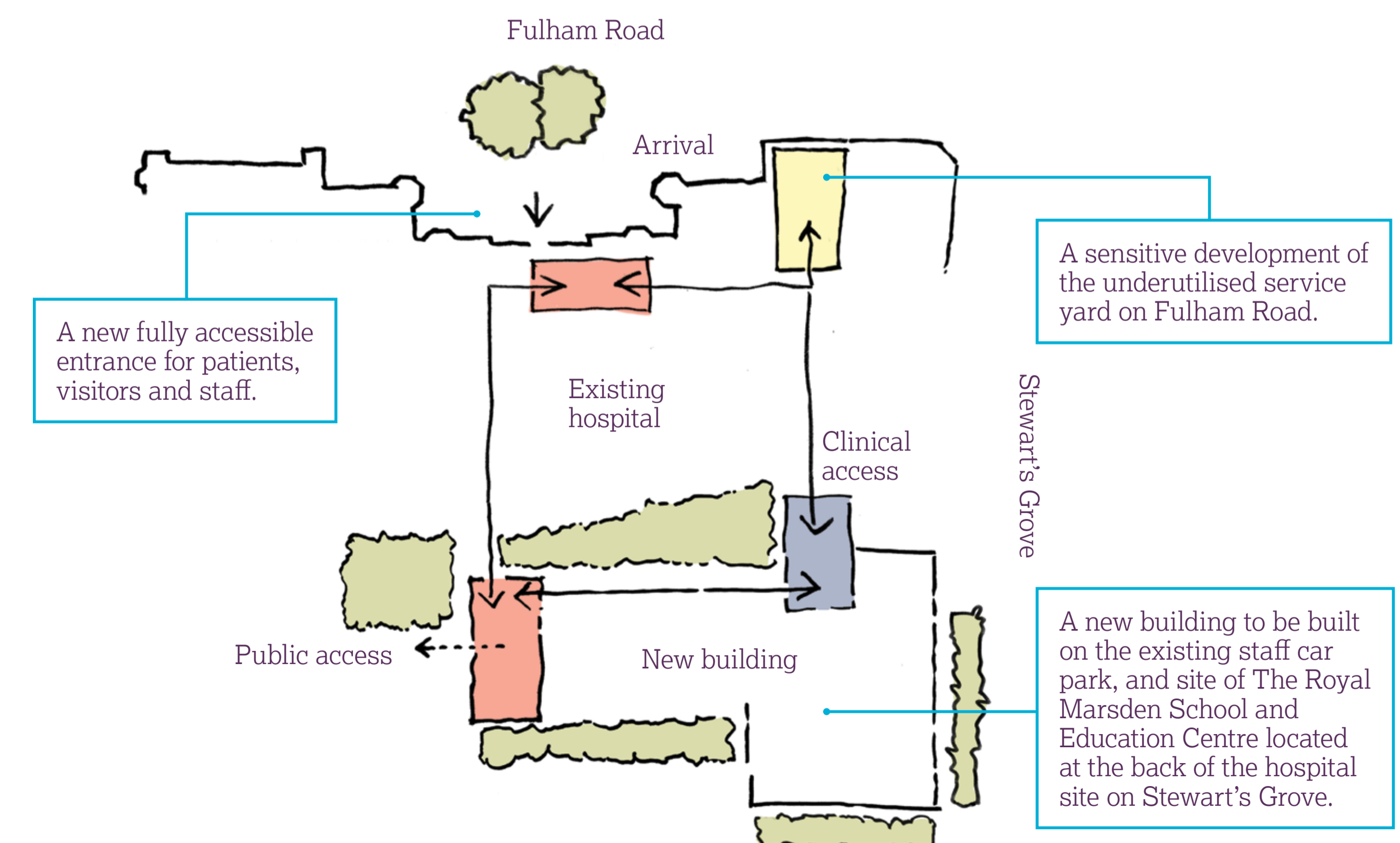
Hospital site overview

Our architects, Stanton Williams, have assessed our Chelsea site and identified those areas that could be developed:

Site plan of the hospital showing the development area in red:



Early sketch of the opportunity areas:



05 How we propose to fund the project

This would primarily be a donor-funded project, made possible by the generosity of supporters of The Royal Marsden Cancer Charity and delivered in partnership with the NHS.

The Royal Marsden Cancer Charity makes a vital difference to the lives of cancer patients, raising between £25 million and £35 million per year. Most recently, the Charity successfully ran a £70 million appeal to build the Oak Cancer Centre in Sutton.



A proven track record – Oak Cancer Centre, Sutton

We are proud to have a successful track record not only in delivering state-of-the-art facilities but also in fundraising for significant projects.

Our Oak Cancer Centre in Sutton was opened in June 2023 by His Royal Highness The Prince of Wales. This research and treatment facility, funded by The Royal Marsden Cancer Charity through a £70 million appeal, has enabled us to accelerate the development of new cancer treatments, diagnose more cancers at an earlier stage and enhance the treatment experience for patients.

The Oak Cancer Centre was designed with patients in mind and this is an approach we will look to emulate for Chelsea.

For example, the Olayan Day Care Unit creates a light and welcoming environment where individuals can receive chemotherapy.

We also focused on making the building as easy to navigate as possible, knowing that this can be a challenge for patients. Our goal is to ensure that the Chelsea development is just as streamlined and accessible for our future patients.

Sustainability was also a key consideration in all aspects of the Oak Cancer Centre. The building has been designed to meet industry sustainability standards, from the project's initial design and the materials used to the construction process itself. This is something we would look to replicate here at Chelsea.



06 A new accessible entrance

Improving the patient welcome

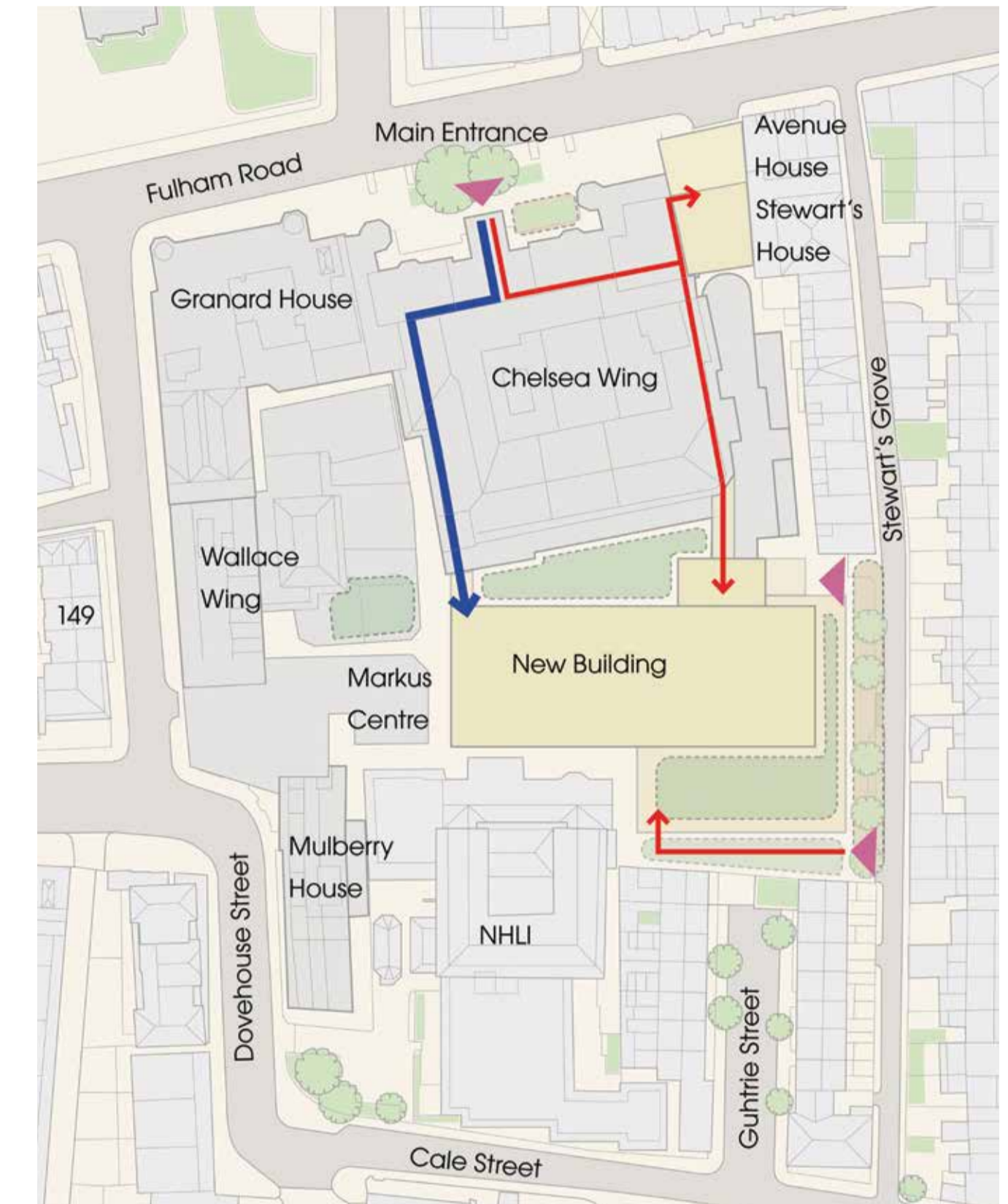
As part of our ongoing commitment to improving patient experience and accessibility, we are proposing several key upgrades to the Fulham Road entrance.

Adding a ramp and lift at the main entrance will significantly improve accessibility for patients, ensuring easier access for those with mobility impairments. Additionally, enhancements to the frontage will improve the check-in process for appointments by introducing a new welcome desk and waiting area, featuring a more accessible reception and comfortable waiting spaces.



Improved connectivity

Fulham Road will continue to serve as the main entrance to the hospital. Clear and efficient internal routes will be provided to seamlessly connect the new building with the existing hospital, ensuring smooth and intuitive navigation throughout.



Plan showing access and circulation

- Public access and circulation
- ▶ Accessible entrance
- Staff access and circulation

Cycle facilities

We will enable staff and visitors to cycle to the hospital by introducing conveniently located cycle racks, as well as reducing the current staff car parking in the Fulham Road forecourt and Stewart's Grove.

07 The emerging designs

Fulham Road frontage and service yard

As well as the creation of a new, fully accessible entrance (see board 6), plans are being explored to construct a new building on the current Fulham Road service yard.

This building will house essential clinical activities and services. It will be three storeys at the front and rise to four storeys at the rear.

Historically, a building existed on this service yard site which now serves as a delivery access point for the hospital.

We will ensure alignment with the existing buildings by framing the Fulham Road entrance in a way that complements the historic structure, ensuring that the visual integrity of the frontage is maintained. An improved service yard will be maintained at ground level.



Fulham Road, looking south west towards the proposed new frontage building



Fulham Road, looking north east towards the proposed new frontage building

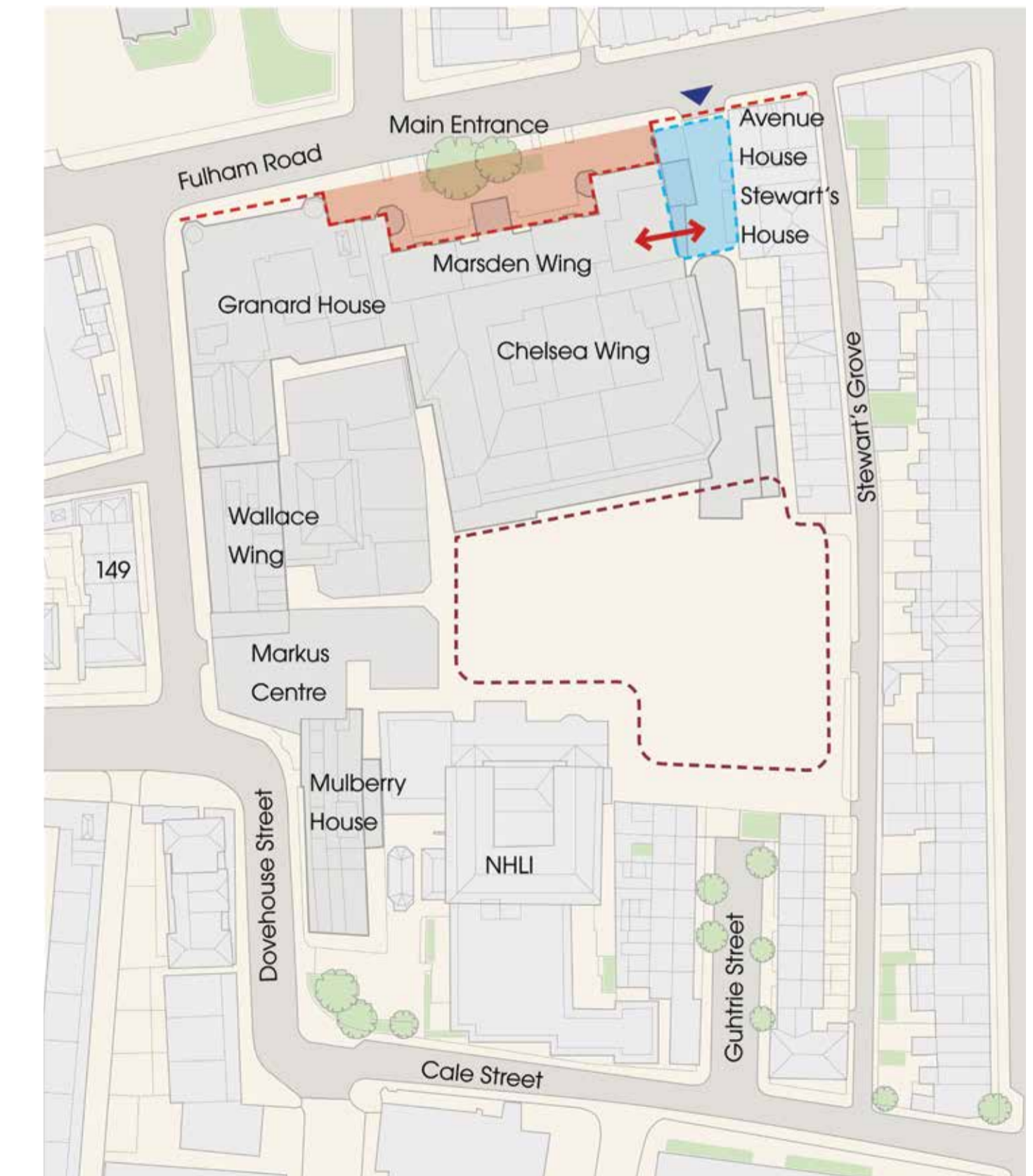


Ordnance survey map from 1935 showing the previous building occupying the Fulham Road service yard site

Historic street view showing the previous building occupying the Fulham Road service yard site



Photos of the existing Fulham Road service yard



Plan of the hospital site showing the frontage and service yard areas

- Fulham Road forecourt
- Frontage building footprint
- Link to existing hospital
- Existing service entrance

08 The emerging designs

Increasing and utilising the space we have

We are proposing to increase capacity by developing purpose-built facilities at the back of the hospital, utilising the existing staff car park and the site of The Royal Marsden School and Education Centre on Stewart's Grove.

The new building will range from three storeys along the perimeter of the development to complement the nearby residential homes, to seven storeys in the middle of the site to relate to the existing hospital buildings.



Stewart's Grove, looking south

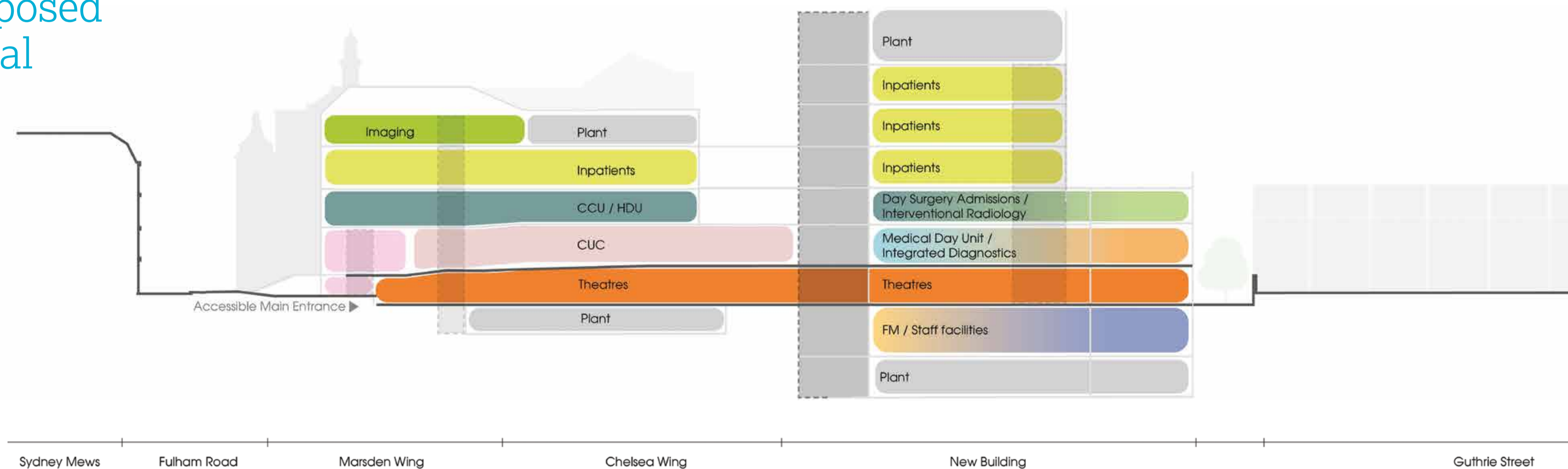


Plan of the hospital showing the existing and proposed building heights

Height relationship between existing and new buildings

- 7-9 Storeys
- 4-6 Storeys
- 3-4 Storeys
- 1-2 Storeys

The existing and proposed services in the hospital



09 Improving the patient experience

Our proposals will positively impact every stage of a patient's cancer journey; from diagnosis and treatment, to living with and beyond cancer.

We will increase our capacity on the Chelsea site by up to 50 per cent, which will enable us to help more people survive cancer, locally, nationally and globally.

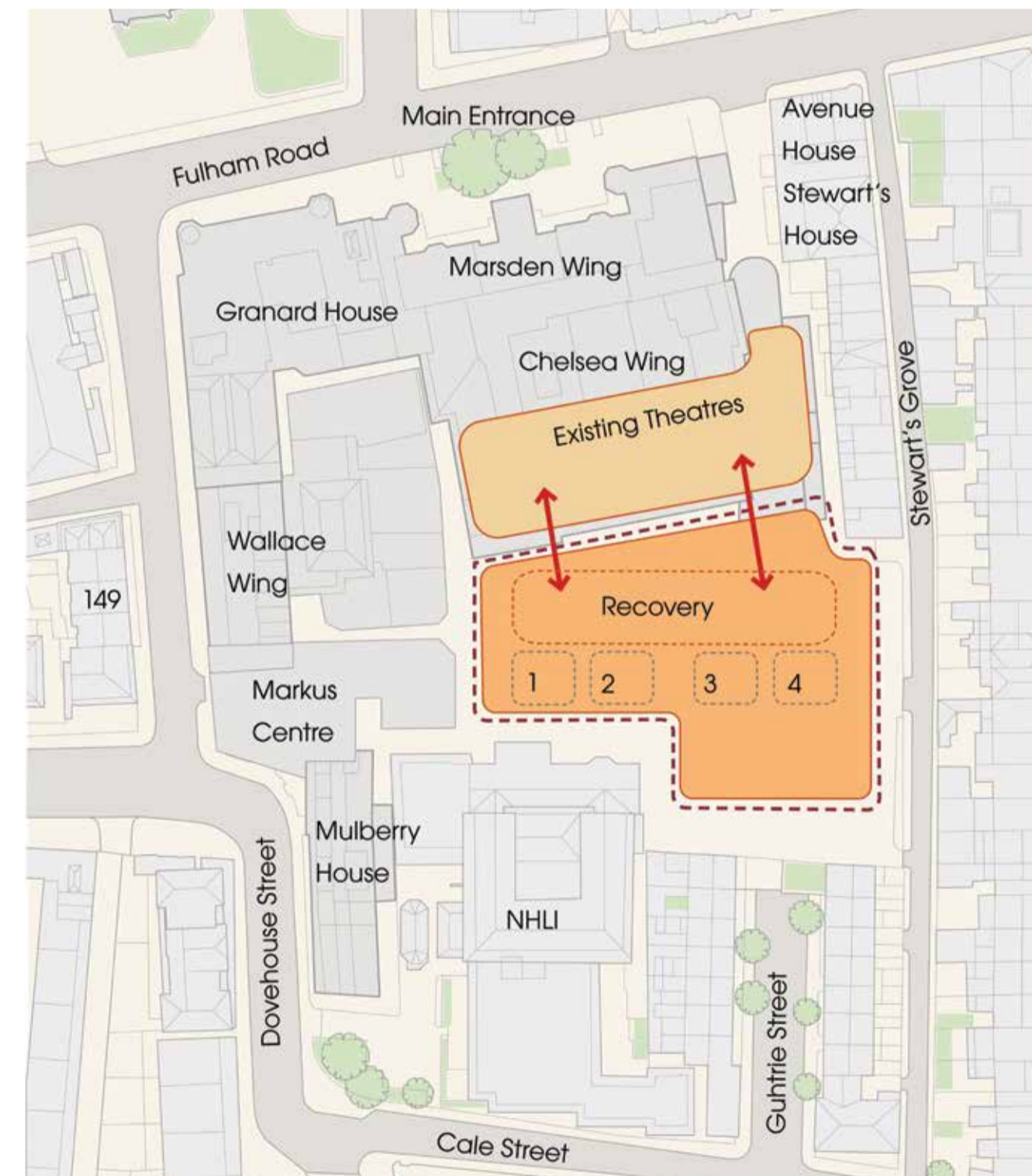
	Theatre and day surgery capacity		Inpatient beds		Research space
	Medical Day Unit		Interventional Radiology Suite		Integrated Diagnostic Centre

Optimising patient care





Improving the connectivity between clinical departments and theatres will significantly enhance patient care by streamlining workflows, reducing delays and improving communication across teams.

Ultimately, this enhanced integration will create a more efficient healthcare environment and a smoother overall experience for patients.

The new wards, delivered as part of the expansion, will be filled with natural light, with bedrooms placed on the perimeter of the development.






Plan showing increased operating theatre capacity

-  Existing theatre department
-  Single theatre
-  Connection possible
-  Theatre expansion




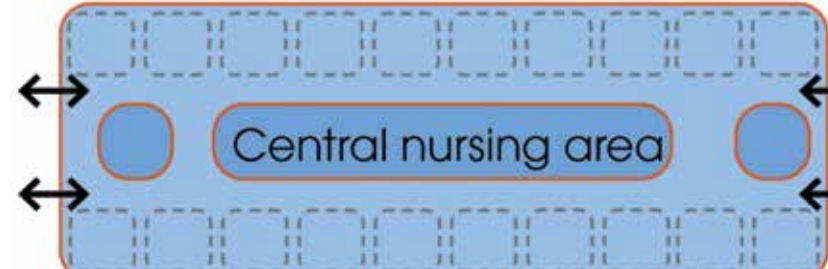


Plan showing proposed connections to new clinical departments

-  Clinical department 01
-  Clinical department 02
-  Connection possible



Plan showing typical ward floor arrangement

-  Wards extents
 -  Bedrooms
 -  Nursing space
-  Corridor is open to daylight

10 Local environment

Urban greening

Although our site is constrained, we are proposing enhanced greenery and planting around both the proposed and existing buildings.

While these ideas are still in the early stages, we have identified several areas for new planting, including new trees along Stewart's Grove and a green roof on the new bike store.

Additionally, a new courtyard garden is planned between the Chelsea Wing and the new building, offering a calming view for patient waiting areas. New planting outside the improved and accessible main entrance on Fulham Road will also further enhance the overall patient experience.



Plan showing public realm and landscaping

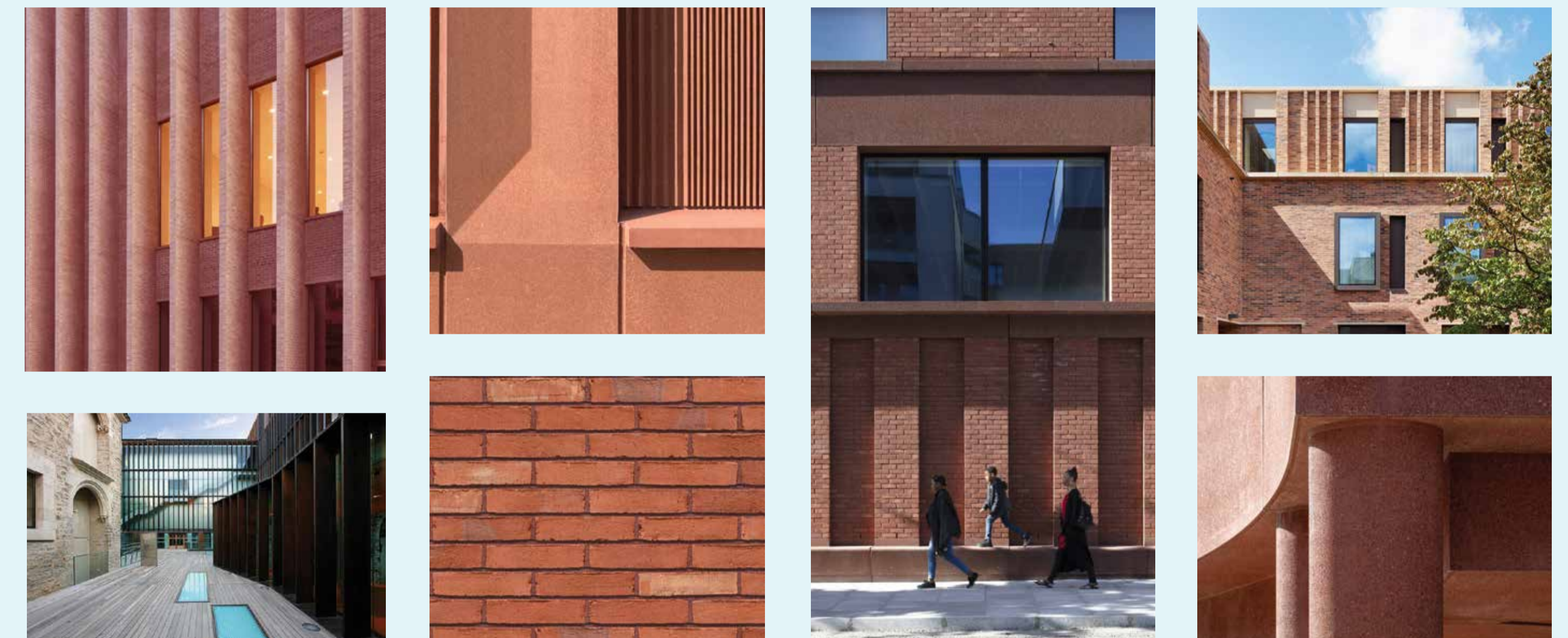
● Enhance public realm ● Landscaping



Precedent images showing early ideas for the landscaping and planting. © Michael Van Valkenburgh Associates

Façade considerations – influenced by local character

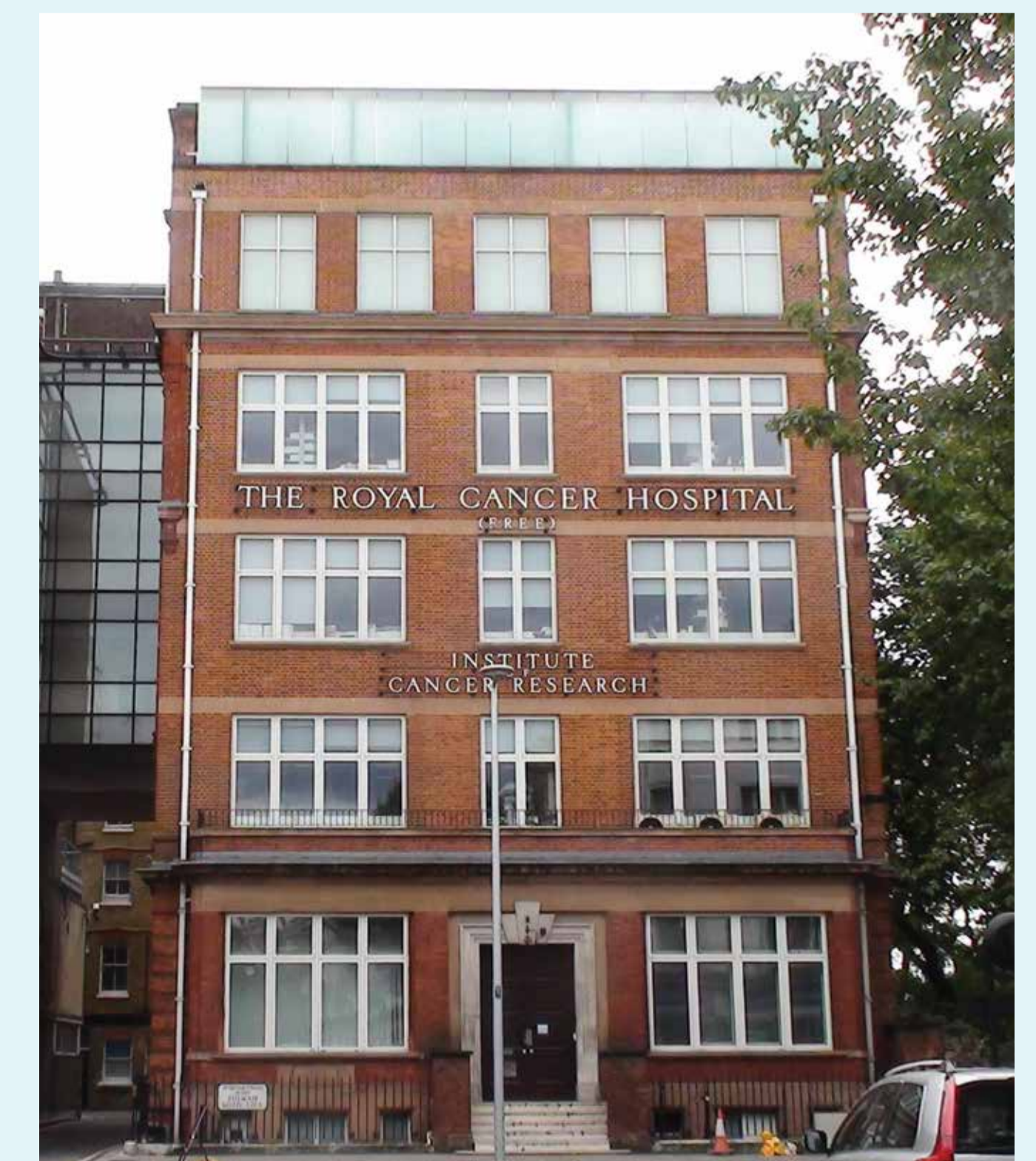
The site sits within the Chelsea Park/Carlyle Conservation Area and design proposals will respond to the architectural character of the surrounding context. The material palette being considered includes brick and terracotta which are prevalent in the local area and will ensure the building sits comfortably in relation to its neighbours.



Royal Brompton nurses accommodation, South Parade



Former Chelsea Hospital for Women, Dovehouse Street



Institute of Cancer Research, Fulham Road

11 The proposals in context: views

Here you can see how the proposed development will look from the surrounding areas.



Before: View from Stewart's Grove



After: View from Stewart's Grove



Before: View from Guthrie Street



After: View from Guthrie Street



Before: View from Dovehouse Street



After: View from Dovehouse Street



Before: View from South Parade



After: View from South Parade



Before: View from Onslow Square



After: View from Onslow Square

12 Construction and relocation of services

A considerate approach to construction

It is very important that any potential construction is managed in the most considerate way possible, to limit disruption to neighbours, staff and patients and ensure that essential cancer care can continue to be delivered from the site. We know that this will be a key issue for everyone who uses the hospital and those people who live close by.

In preparation for the construction, we will be producing a 'Construction Method Statement' which will be submitted as part of the planning application. This document will also set out our plans for how we propose to manage the construction to limit disruption for our neighbours and patients. We will also be conducting some initial ground investigations and surveys of all the buildings which may potentially be affected, and these findings will be included in the method statement.

We have not yet chosen a contractor to deliver this project, but a critical part of our selection process will focus on logistics and how this complex development will be managed. We will be looking for a contractor with high standards in terms of managing construction in a sensitive way and maintaining regular dialogue with neighbours and residents. Once a contractor is selected and firm plans are in place, we will share detailed updates with the local community, including specific strategies to minimise disruption.

Our commitments during the construction period:



We will select a contractor who is part of the 'Considerate Contractor Scheme'. This means that the appointed contractor will adhere to certain standards throughout the delivery of the project.



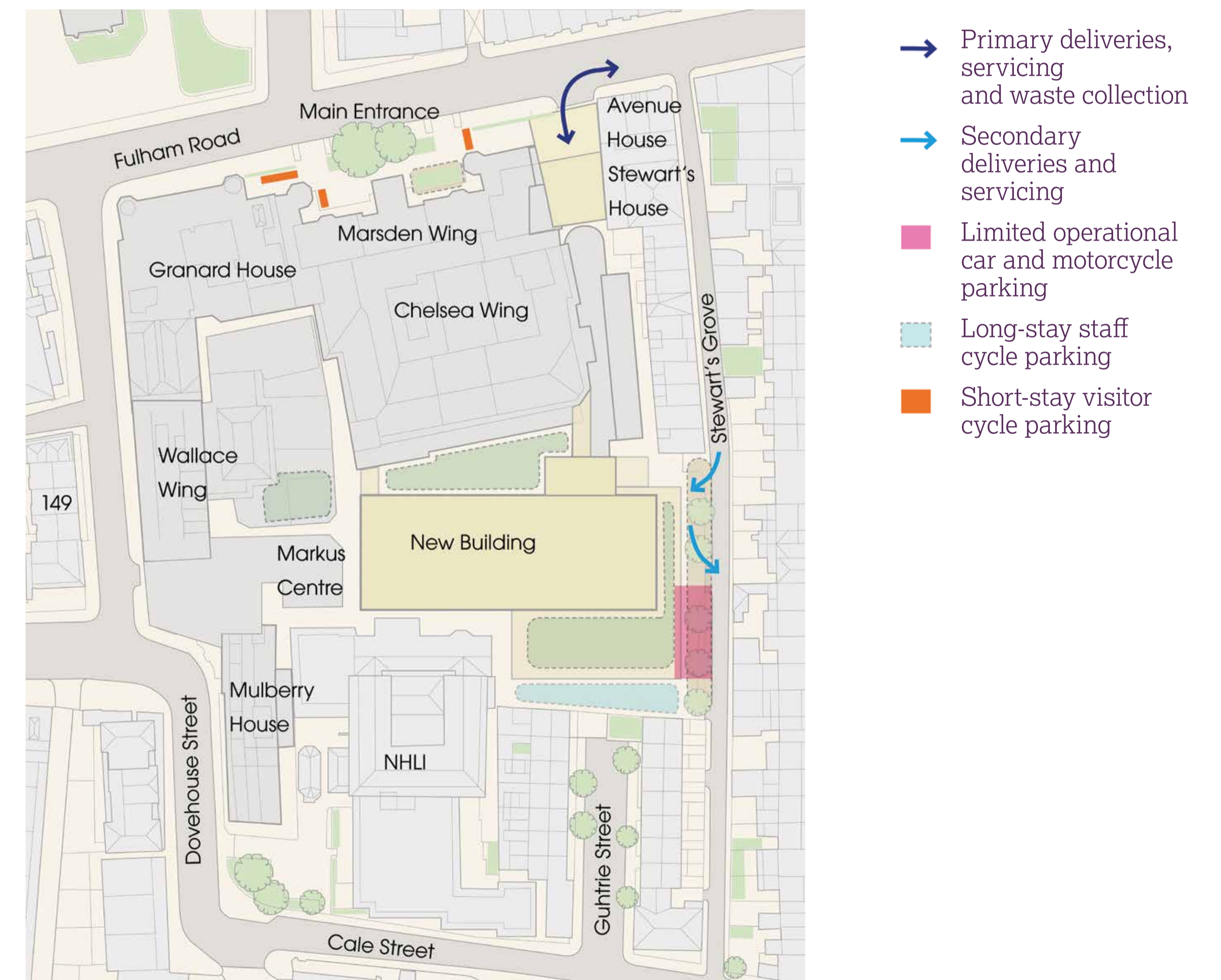
We will maintain regular communications with residents and neighbours throughout the construction period to ensure that you are kept informed and aware of key activities.



We will establish a key point of contact who you will be able to contact with any questions or queries about the construction.

Services management

We plan to reduce existing service delivery vehicle traffic along Stewart's Grove by relocating the main waste collection operations to Fulham Road. This will be complemented by a well-managed servicing plan designed to limit disruption and improve the local environment for our neighbours.



Plan showing vehicular movement

13 Next steps

Thank you so much for taking the time to come and find out more about the future of The Royal Marsden, Chelsea.

We welcome your feedback on our emerging design proposals. We look forward to sharing more detailed designs with you in spring 2025 when you will have the opportunity to provide further feedback and ask any additional questions you may have.

We are intending to submit a planning application to The Royal Borough of Kensington and Chelsea in summer 2025.







Our future Chelsea hospital will be a place that combines the skills and expertise of our clinical teams alongside state-of-the-art diagnostic and patient facilities.

We already have an exceptional record in cancer research, treatment and care, but this will provide us with an opportunity to improve the lives of even more patients across the UK and around the world.

Professor Nicholas van As
Consultant Clinical Oncologist and Medical Director,
The Royal Marsden NHS Foundation Trust



How to provide your feedback:

-  Complete the online survey at royalmarsden.nhs.uk/chelsea
-  Complete and return a feedback form available from a team member
-  Email: RMconsultation@londoncommunications.co.uk
-  Freephone 0800 092 1866

Scan the QR code
to find out more

