

**Fig 4** Sitewide Access and Routes

## Approach to Healthcare Centre

The Healthcare Hub entrance is located beneath the canopy and will be clearly visible from Pinner Road.

## Approach to Residential Blocks

The approach to Blocks A and B is along a generous path running on the eastern edge of the site, and accessed via Pinner Road. The path is defined by planting and trees on either side and leads to a single storey, double bay porch that signals the entrance to residential block A and frames the pedestrian route to Block B. The path continues along the south building and crosses the parking forecourt leading to the two entrances of block B which are identified by single bay porches.

## Key Landscaping Features:

Key landscape features of the scheme include

- Three Health Centre Gardens: Memorial, Entrance and Sanctuary Garden. The design of each garden is to be developed at a further design stage
- Communal Gardens for the residents of Block A and B
- Shared communal roof terrace gardens, and extensive green roofs
- Residential private patios
- Shared Roof Terraces

## Roof Terraces

Doors in communal routes will have a clear opening width of 850 mm through a single leaf door, or one leaf of a double leaf door. Except for power operated or held open doors, doors will also have a 300 mm clear space to the leading edge on the pull side of the doors and 200 mm clear space in the push side of each door.

Access to communal open space from any dwelling will be step-free and meet the requirements of Part M. Communal doors to open spaces will each have a nominally level threshold.

During detailed design consideration will be given to ensuring that the open spaces are accessible for all and that surfaces, structures and plants do not pose a hazard.

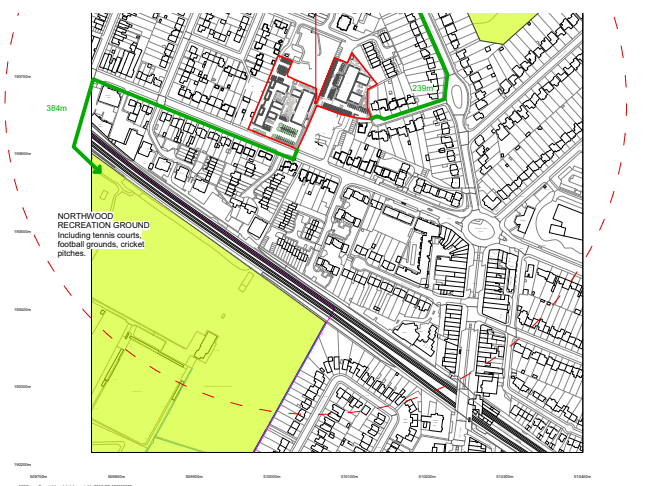
## Play Space

The Local Plan requires accessible, equipped, neighbourhood playspace to be provided within 400m of the development. Figure 6 identifies the Northwood Recreation Ground, located within a 400m radius of the development, and fitted with suitable accessible play equipment.

Any play areas will be designed with reference to inclusive play guidance. Elements of all play spaces across the scheme will be reviewed during a further design stage.



**Fig 5** Landscape elements plan



**Fig 6** Neighbourhood play space within 400mm



## Shared and private amenity space

### Private amenity space

939sqm of private amenity space is provided across Blocks A and B in the form of ground floor patios and balconies. Refer to Figure 8.

The proposals also incorporate shared amenity space distributed between the ground floor and the second-floor terraces.

### Shared amenity space

1110m<sup>2</sup> of shared communal amenity space is provided in the form of communal courtyards and roof terraces; refer to Figure 8. These areas will also incorporate playspace for children aged 1-11 years. Playspaces will be fully accessible to wheelchair users, well lit, and conform to Secure By Design accessibility recommendations.





**Fig 8** Shared and private amenity space



**Fig 7** On site play space provision

## 6.4 HEALTHCARE CENTRE

The proposed N&P development includes the relocating of the Northwood Health centre to the refurbished former Cottage Hospital building. This will provide a modern, high-quality Healthcare Centre facility designed to meet the Clinical Commissioning Group (CCG) specifications and two new residential buildings.

### Public Entrance

The Healthcare Centre entrance is accessed via a pedestrian path crossing the carpark on Pinner Road. A new extension to the existing east wing provides a clear view of the new entrance to the Healthcare Hub from the street.

The proposed N&P development is to relocate the main entrance to the building to the east elevation. The current south elevation entrance will be removed and a window reinstated. That entrance is to be returned to its original location on the east elevation. It is intended for staff use only.

All entrances will be designed to meet the guidance of AD M Vol.2.

### Staff Entrance

Staff will enter the Healthcare Centre from the Memorial Garden.

The layout of the Centre also includes other separate entry points to the building to separate staff from visitors and patients and allow for future changes to the buildings

program. A staff entrance on the northern edge provides direct access from the car park at that end, and another entrance on the east elevation, where the original entrance to the Cottage Hospital existed.

### Reception and Lobby

At ground floor, the existing east wing is to be retained. It will provide an open centrally located reception and waiting area.

Details of the reception and waiting area will be developed at subsequent stages of design development, however DBA expects these areas will be designed to meet AD M Vol.2 including, but not limited to, the provision of fixed hearing enhancement system(s) at reception and service desks and lower sections of desk / counter that are permanently accessible to wheelchair users.

### Horizontal circulation

Details of the proposed fit-out will be developed further at a subsequent stage of design development. Elements of horizontal circulation such as internal doors, internal lobbies, and corridors will be designed to meet the guidance of AD M Vol.2; good practice recommendations of BS 8300-2:2018 will be also be considered. Consideration will be given to materials and finishes at the appropriate stage of design development.



**Fig 9** Ground floor - Healthcare Hub

## Lifts

Details of lifts will be developed at a subsequent stage of design development. Passenger lifts will be designed to meet the guidance of AD M Vol.2 and BS EN 81-70.

## Stairs

Access to the first floor is via an new central feature stair accessed from reception. Two more stairs provide direct external access at either end of the building and will also serve as emergency exits.

All stairs will designed to meet the requirements of Part K for 'general access stair', and will be detailed at a later stage.

## Access to facilities / specific areas

### Treatment Rooms

All consulting and treatment rooms are located on the ground floor. The majority of the first floor is given to administrative uses and GP phone rooms where access to the public is restricted.

## Sanitary provision

### Changing Places

The N&P development will incorporate a Changing Places facility (CP) into the Healthcare Hub for the following reasons:

- Proposed amendments to ADM Vol.2 published in July 2020 state that CP facilities designed for individuals with complex and multiple impairments who may require the assistance of up to two assistants should be provided in addition to any wheelchair accessible sanitary accommodation.
- As a good practice recommendation, BS8300: 2 2018 recommends providing a CP facility in health facilities, such as hospitals, health centres and community practices.
- The Changing Places Consortium recommends that a CP facility for public use should be provided to enable disabled people to attend GP practices and health centres.

It is good practice for the CP facility to be publicly accessible , however the CP Consortium states that as the Healthcare Centre is proposed as a private practice, restricting use of the CP to patients, this is acceptable.

### Other Sanitary Provision

Five toilets are proposed on level 00, two of which will be designed as wheelchair accessible unisex cubicles. One WC will also be provided for ambulant disabled users.

All doors to sanitary facilities will have a clear opening width in line with Table 2 of ADM Vol.2 and will be capable of being opened outward, in the event of an emergency.



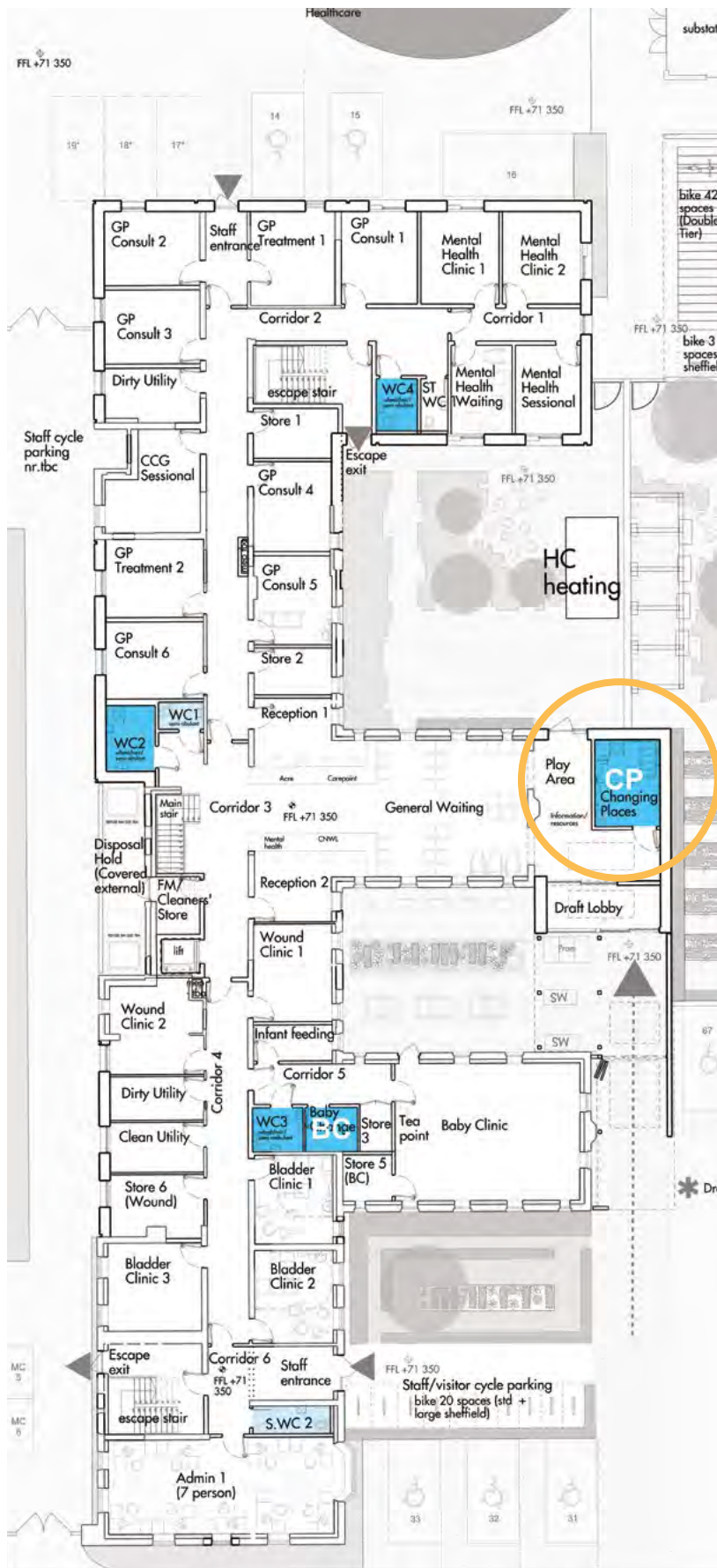
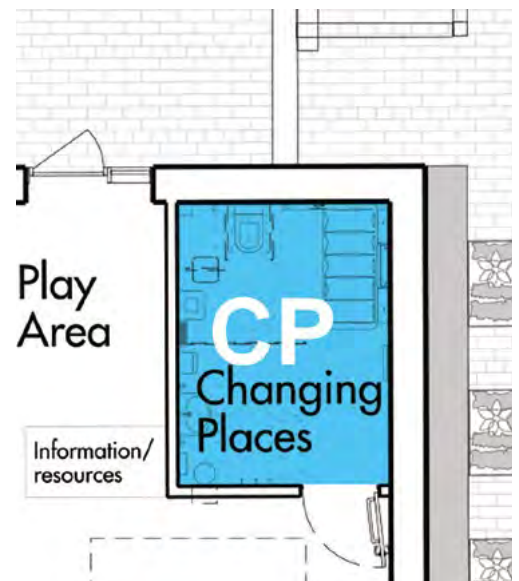


Fig 10 Proposed Changing Places layout - Healthcare Hub -



Where baby changing facilities are provided, they should be wheelchair accessible but not located in unisex wheelchair-accessible WCs (AWCs). The proposed baby changing facility is approx: 1800mm wide and 3550mm long.

There will be a baby change and infant feeding room, which will be accessible.

## Signage

A consistent signage and wayfinding strategy will be developed at the relevant stage of design development. Good practice guidance, such as BS 8300:2018 and Sign Design Guide, will be considered.

The Changing Places Consortium have a blue and white circular image, designed to highlight the differences between a standard accessible toilet and a Changing Places toilet. Using the Changing Places symbol will assist users to easily identify that the Healthcare Hub has a toilet which meets their needs. The N&P development will refer to the Changing Places Standards document when incorporating the symbol into the wayfinding and signage strategy.

## Emergency egress

The fire strategy for the N&P development will take precedence over this section. The strategy will include best practice procedures for the evacuation of disabled people from all parts of the buildings, based on BS 9999:2017 and Regulatory Reform (Fire Safety) Order Supplementary Guidance.

The following measures for the evacuation of disabled staff and visitors will be considered:

- Designated escape routes from each part of the building that allow wheelchair users and others to reach a safe area to await assistance;
- Provision of safe refuges with a two-way communications system, positioned within reach of a wheelchair user, to allow direct communication with the fire controlling authority in accordance with BS 9999:2017;
- Alarm systems that provide visual as well as audible signals in isolated locations such as WCs;
- Management procedures that include the appointment and regular training of staff to assist with the evacuation of disabled people.

The use of suitable warning systems, such as vibrating pagers will be considered for individual members of staff, following a Personal Emergency Egress Plan (PEEP) assessment.

## Staff Back of House (BoH) Areas:

Access to the first floor of the Healthcare Hub is restricted to staff only. BoH areas will comprise of the following:

- Staff Meeting Rooms: Meeting rooms will be designed to meet the guidance of AD M Vol.2 including the provision of hearing enhancement and suitable signage indicating its presence. These provisions will also be included in any staff break-out or quiet room.
- Staff Tea Points: A staff tea point will be provided on both the ground and first floor levels. It will be designed to meet the guidance of AD M Vol.2.

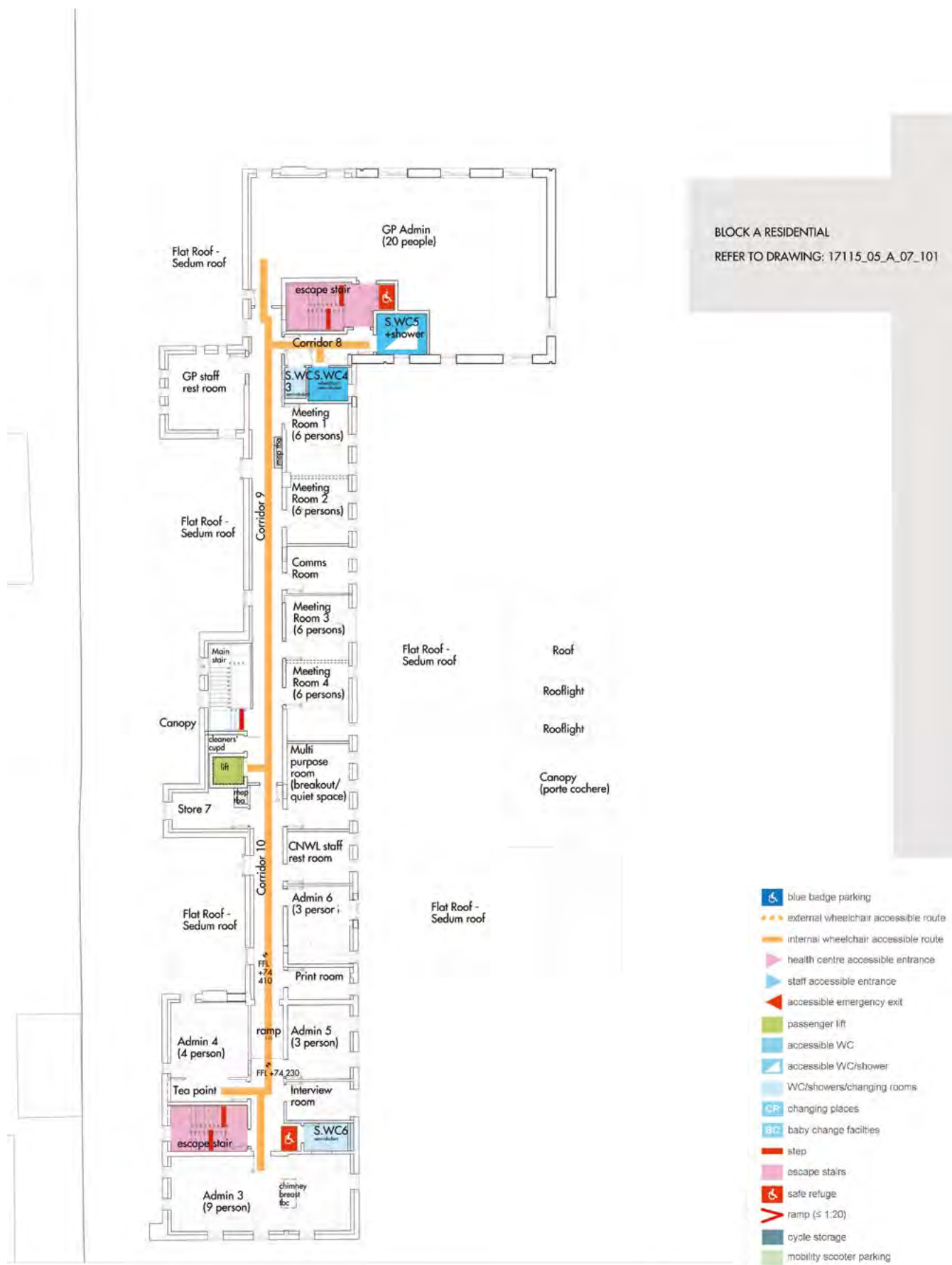


Fig 11 First floor - Healthcare Centre



## 6.5 RESIDENTIAL BUILDINGS

### 6.5.1 Blocks A and B - Communal

The N&P development includes new residential accommodation. Provisions for 70 units will be split between two blocks (Block A and Block B). Each four storey residential block contains 32 and 38 apartments respectively.

#### Entrance Lobbies - Blocks A & B

The residential approach is via a path from Pinner Road. A single storey, double bay porch forms the entrance to Block A. The path continues across the carpark to Block B and two separate residential entrance, identified using single bay porches. All entrances will be covered and entrance thresholds will be level.

Further details will be subject to detail design and are expected to meet with AD M Volume 1 standards. Entry systems such as fob or pass card systems will be designed and located to accommodate residents and visitors.