

3.4.2 Pre-application meeting 2 June 2020

The second meeting with planning officers was at the beginning of June via a conference call. The design team presented the updated proposals that included development of residential layouts and all elevations.

The main changes / development of the proposals were:

- Flipping block A to increase the separation to the Cottage Hospital and frame the entrance path to block B in the northern plot. This change in layout proved to be a successful move that resulted in the improved aspect of the residential common gardens and west facing residential units.
- Clear separation of residential and Health centre external courtyards. The landscape design incorporated seating and pergolas to create a boundary between domains.
- Increase of Healthcare parking provision through a redesign of the landscape to locate most of the residential parking spaces in plot 2 with the area of parking to the north of the Cottage Hospital given to Healthcare use, helping further to create the desired separation of uses.
- Review of the residential mix to improve the number of two-bed and three-bed units in the proposed residential mix through revision to the core and low storey wings.

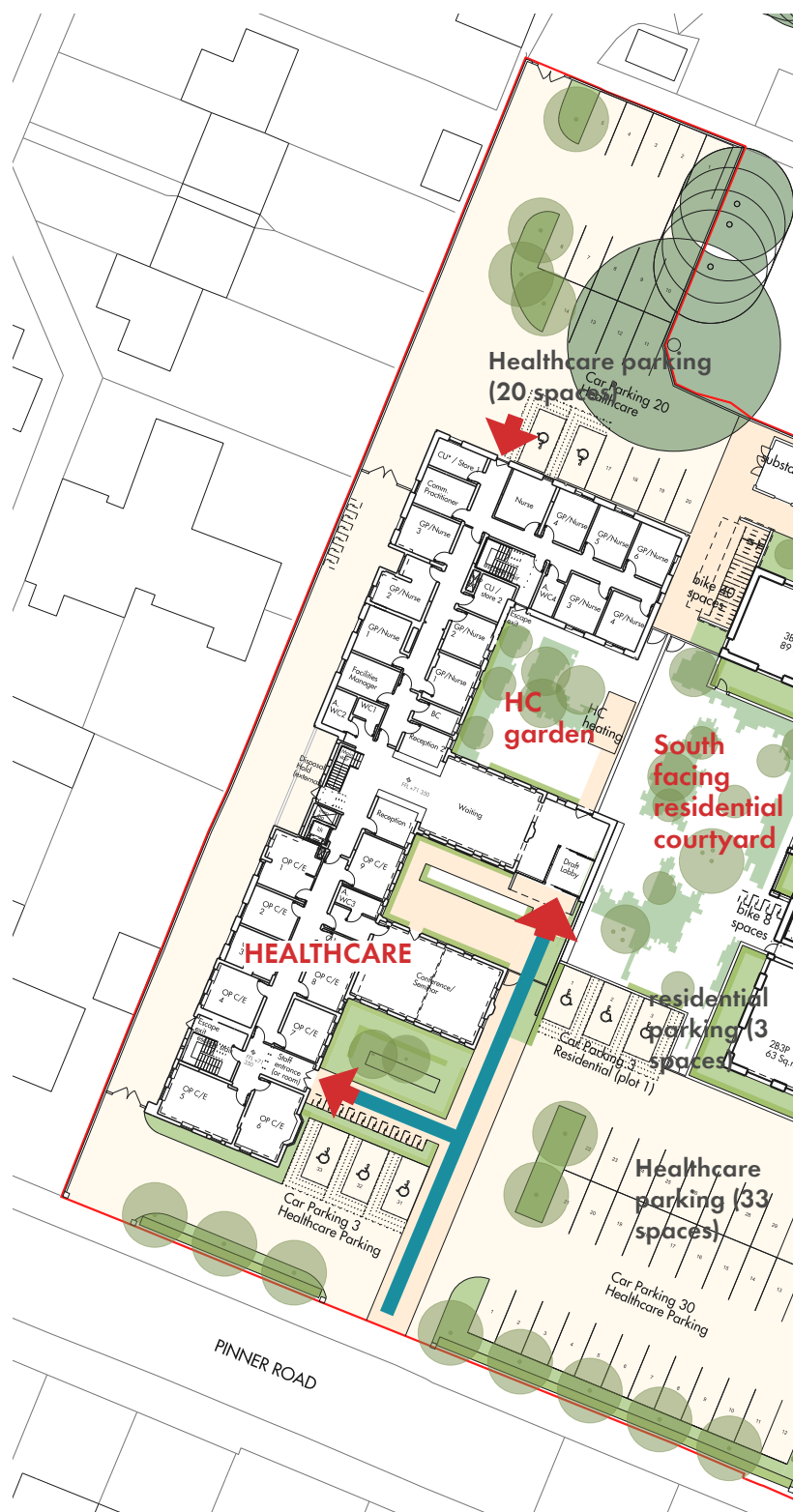


Fig 23 Ground Floor Plan - Scheme Pre-Application 2





Fig 24 Roof Plan - Scheme Pre-Application 2



Fig 25 Elevation Pinner Road - Scheme Pre-Application 2

FEEDBACK	Design Team Response
Elevations - materiality	
Generally, the architectural development of the facades is acceptable in all buildings with no adverse comments relating to the proposals for the refurbishment.	
Regarding the façade and massing of the residential blocks, the conservation officer raised some concerns over the size of the gable end and metal chimneys in blocks A and B and asked the design team to explore the materiality of these gables to mitigate the height and see if the number of chimneys could be reduced.	Gable materials reviewed to improve the perception of scale of the building as seen from Pinner Road.
The decision to use a sheet material for the roof of the residential was questioned, indicating that perhaps clay tiles may be more appropriate.	A&M has reviewed this item and rationale for the proposed materials is explained in the following chapter.
Layout	
Generally, the officers were supportive of the sitewide and individual block layouts presented and only a few instances of overlooking from residential terraces and between Healthcare Hub new extension and block A west wing were pointed out.	Noted and screens and planting have been introduced to mitigate overlooking from terraces and windows on the west elevation of Block A wing have been repositioned to avoid overlooking with Healthcare Hub.
The area of open shared amenity needs to be clearly stated in the submission to include shared gardens, terraces and balconies. The area and to some extent location of Play Space should also be included	Noted and information included in this document
There were some concerns over the dominance of the car park in plot 2, especially on the arrival route. A visualization of this part of the scheme would help to communicate the proposals more effectively.	Noted and visual included in this document
Landscape	
Consideration to combining tree pits and SUDS systems if possible.	Noted
Generally happy with the new tree proposals and landscape design but there is regret to the number of existing trees removal.	Noted. The design incorporates a large number of new trees to mitigate the impact of the removal of existing ones
A review of proposed species may be required	Noted
Car park layout to the north of plot 1 needs to be reviewed to ensure that it does not affect the existing tree the other side of the boundary line.	Car park layout reviewed to avoid damage to the roots of the tree in adjacent site.
If possible, it is desirable that planted areas separating private and shared gardens are placed in the shared domain to ensure that they are properly maintained.	Noted
Urban Greening Factor should be applied.	Noted and information included in this document

Fig 26 LBH Feedback - Pre-Application 2

3.4.3 Consultation with CCG and GPs

The design team developed the layout for the health centre in close collaboration with NHS Hillingdon CCG and its end-users: CNWL and the two GP surgeries that will move into the new building. Consultation took place from early 2020 and extended to the beginning of February 2021.

The main considerations during this process was the organization of clinical spaces, administrative areas and ancillary rooms that

will deliver a modern and up-to-date health centre that greatly improves the existing offering. The consultation process also included a review of the proposals by a Healthcare specialist and Infection Control to ensure that the final layouts meet the requirements of Primary Care.

The submitted layouts incorporate those comments and meet the expectations of the GP surgeries.

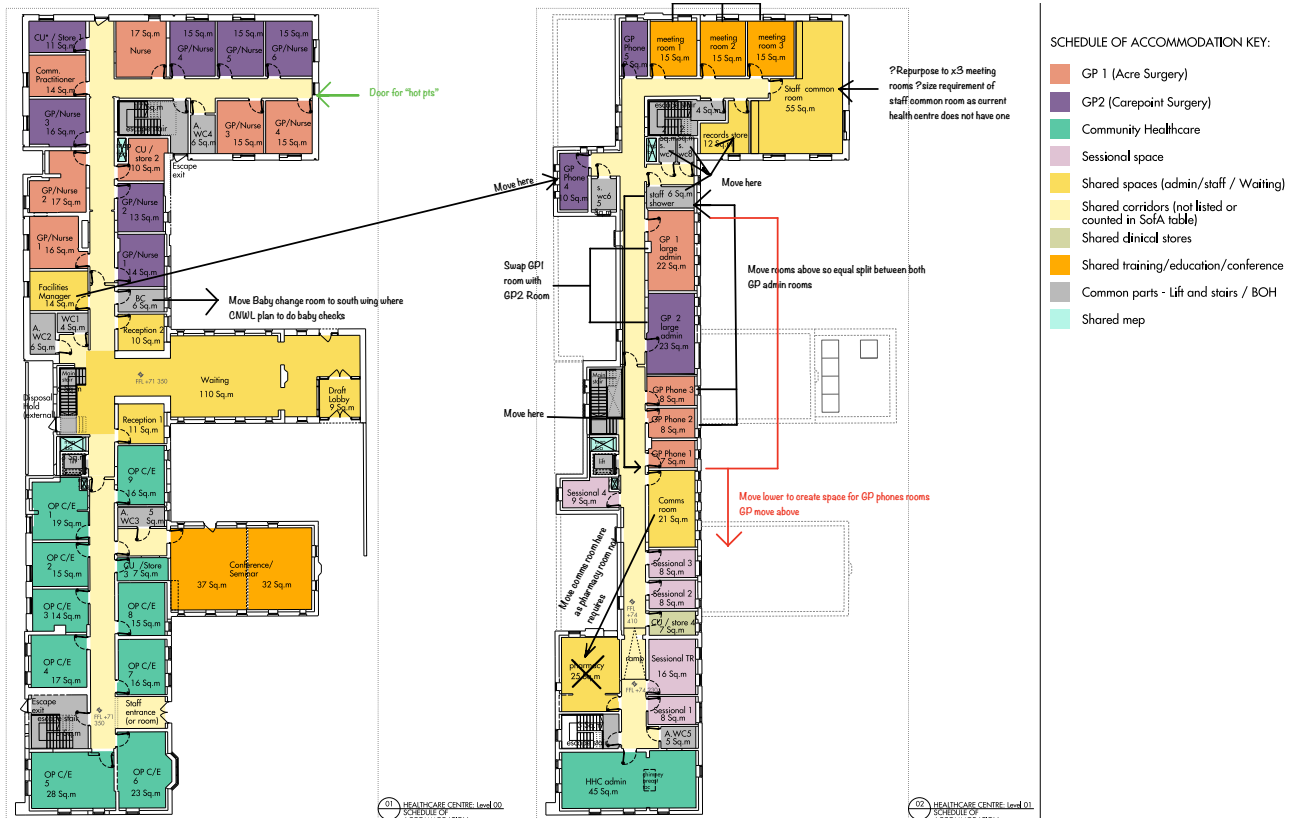


Fig 27 example of information used for discussions and comments received - Accommodation layout May 2020



3.4.4 Public Consultation

NHS PS appointed Cascade Communications Ltd. to run the Public Consultation process. This included reaching out to the neighbours and relevant community groups. Consultation took place via online webinars, virtual meetings and with a dedicated website set up to explain the proposals, allowing the public to leave feedback and ask questions.

Engagement was undertaken with the following key stakeholders:

- Local MP
- Local Councillors
- Northwood Resident's Associations
- Three online public webinars were the attendants could ask questions to the presenting panel.

Feedback received from the online webinars and from visits to the dedicated website shows that 50% of the public involved is supportive of the proposed scheme and 12% is neutral.

The general comments received centre around the issues of:

- Parking provision
- Parking management once the scheme is built
- Type of services offered by the new Health Centre
- Disruption during works / traffic management

- Height of the residential blocks
- Number of new residential units

From the themes above, the Design team believes that the proposals meet the transport requirements set out by LBH and NHS PS is confident that the provision can be managed effectively once in use, for example the HC car park can be managed with the use of ANPR cameras.

The retention of the hospital building is seen as a positive element of the current proposals.

Regarding the scale of the residential component, the number of units has been assessed on the basis of what is appropriate for the site and is viable for the Applicant. Furthermore, The number of flats proposed has been agreed with LBH during pre-app consultation and it is also in line with London Plan guidance on density.

The heights of the residential blocks are comparable to the adjacent Juniper and Sovereign court, being around one storey higher than those. The design of the top floor of the residential blocks has been reviewed extensively during the design development of the proposals to ensure that the new buildings do not overpower its surroundings.

Welcome

Proposals for Northwood and Pinner Cottage Hospital and Northwood Health Centre



NHS
Property Services

Our team

NHS
Property Services

Allies and Morrison

MONTAGU EVANS

Cascade

Camlin

Working with

NHS
Hillingdon
Clinical Commissioning Group

Key aims and benefits

- Deliver a modern, fit for purpose healthcare hub in the former Cottage Hospital building
- Enhance healthcare facilities for patients and staff
- Breathe new life into the locally listed building and war memorial
- Create much needed new homes
- Introduce high quality landscaping across the site

**Healthcare hub – View from Pinner Road**

Fig 30 Webinar presentation boards