

Fig 52 Sitewide General Access Strategy (Drawing: 17115_05_00_07_051)

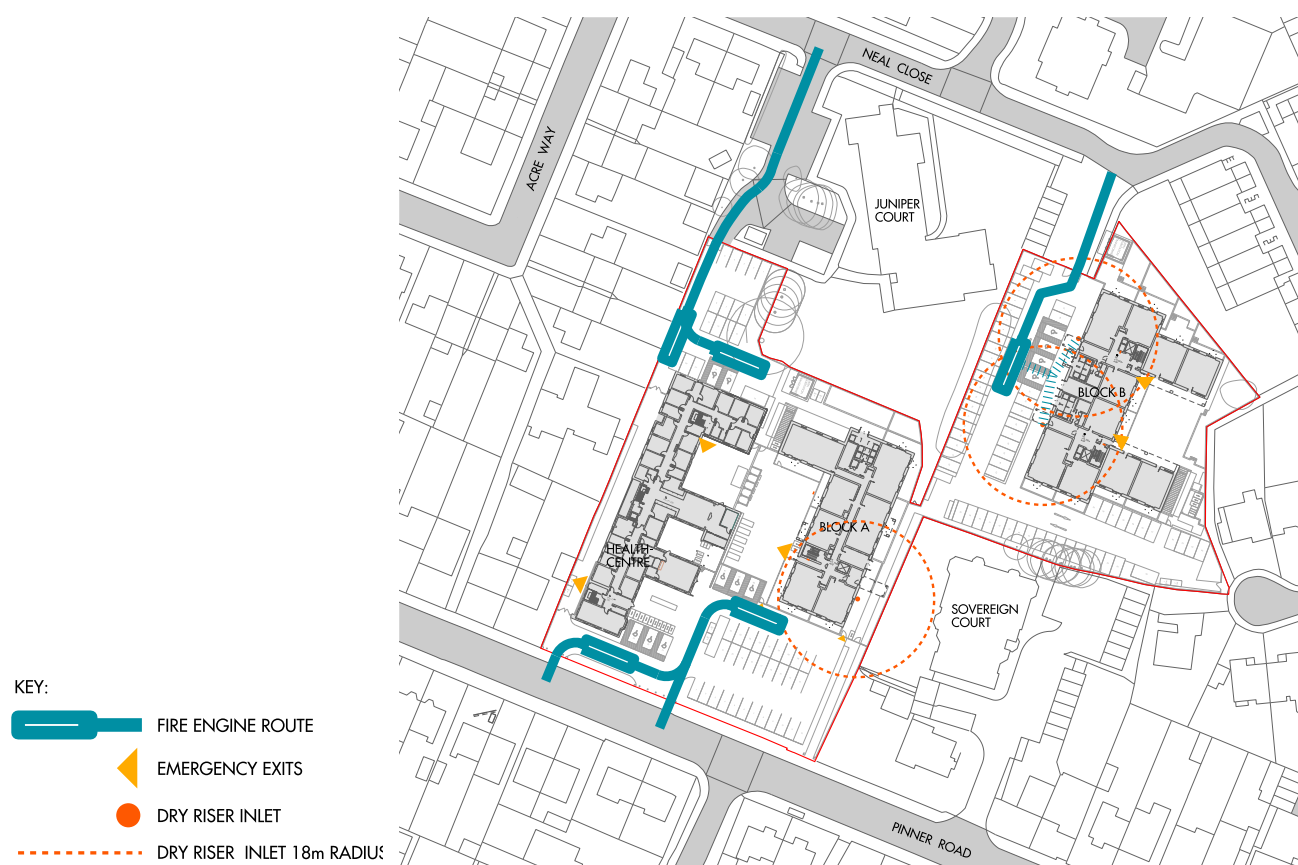


Fig 53 Site Emergency Services Strategy (Drawing: 17115_05_00_07_052)

Parking

Parking is arranged in three zones. The health centre has access to two zones of parking, the first one is the visitor's parking located along the Pinner Road edge to be accessible from the main road and with easy access to the main entrance and the second is on the northern edge, to the back of the existing building and accessed from Neal's Close through a right of way road next to Juniper Court.

All residential parking is in plot 2 and accessed directly from Neal's Close, except for 3 accessible parking spaces located near block A and accessed from Pinner Road.

Although most of the residential provision is in plot 2, the entrance approach along the eastern edge of the site provides easy access from the parking forecourt to block A.

Healthcare parking will be managed in accordance with NHS PS new management procedure in the way of ANPR cameras to ensure it is only used for staff and patients.

As agreed with LBH during consultation, residential car parking is in excess of London Plan requirements, 69 spaces to 70 units. Residential cycle parking is provided on a ratio of 1 space per 1B units and 2 spaces for larger units, which exceeds LBH requirements.



Fig 54 Site Parking Strategy

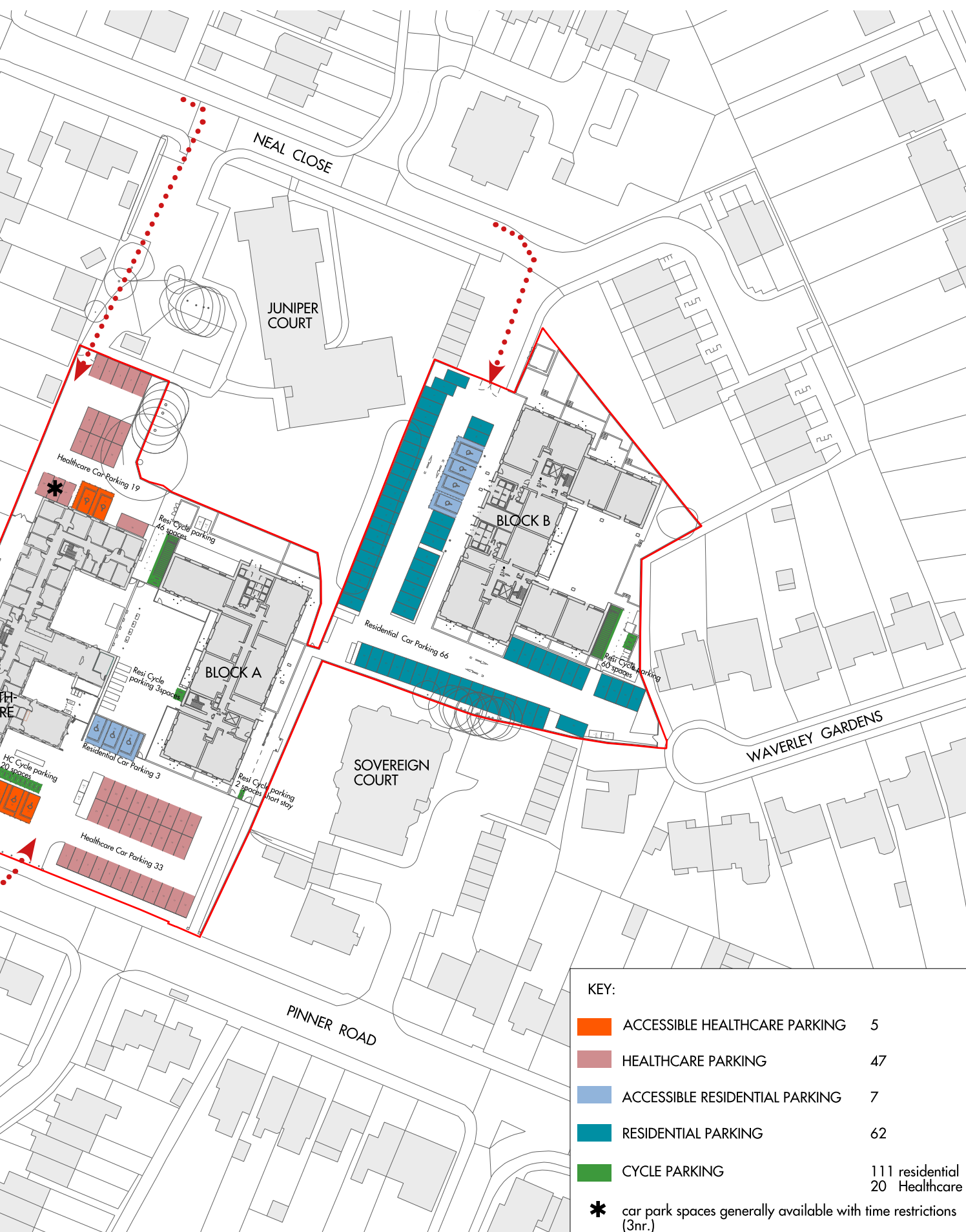




Fig 56 View of Block A entrance path with canopy beyond

Block B approach crosses the parking forecourt and the landscape design in this area has been conceived to mitigate the visual impact of the parked cars and provide a good sense of arrival with a coherent and seamless planting scheme.



Fig 57 Entry route - Block B



Fig 58 View of the approach to Block B from the forecourt

The Health centre is accessed from a pedestrian path more centrally located on the site, crossing the parking forecourt on Pinner Road, the path is framed by planting to the east and the building and its courtyard gardens to the west. A new extension to the existing central east wing, provides a clear view of the new entrance to the Health centre from the street.



Fig 59 Entry Route - Health centre

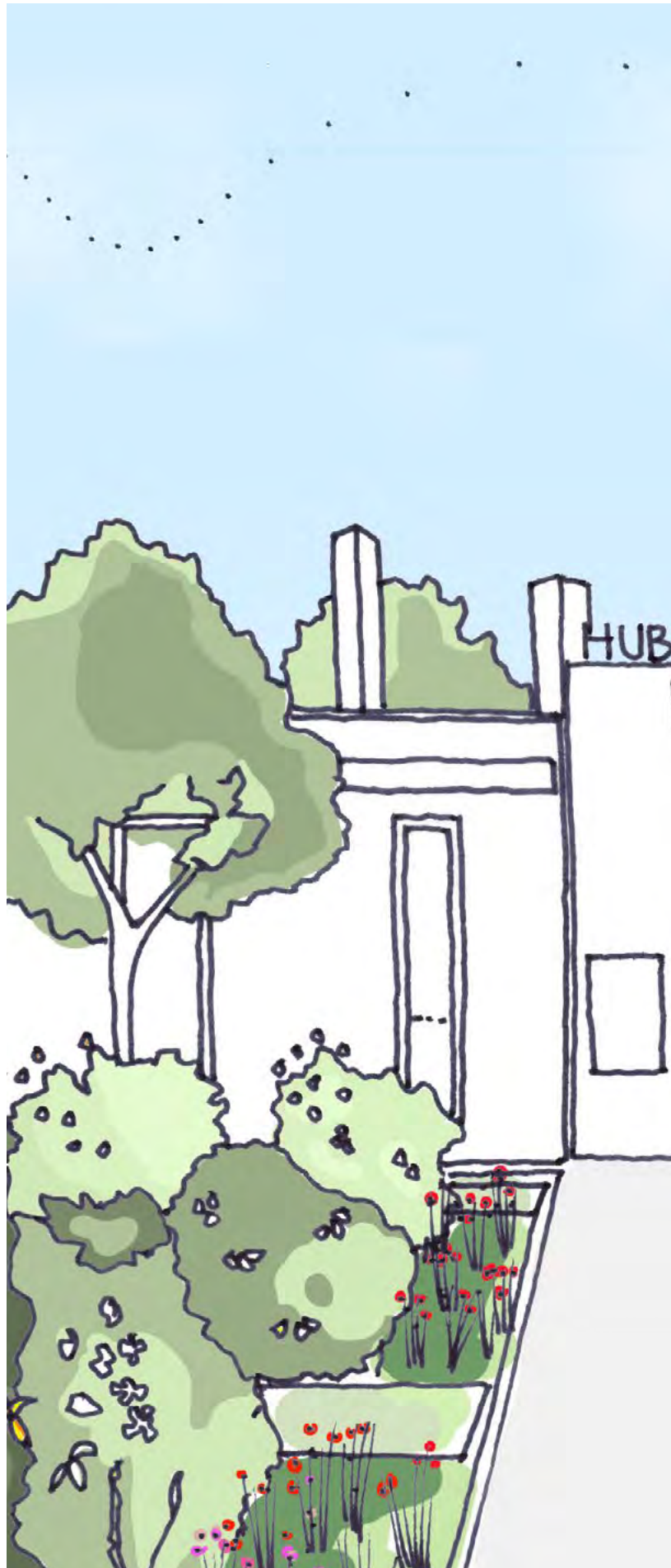


Fig 60 View of the entrance to the Healthcare building through a generous c



anopy



Shared Amenity

One important aspect of the design evolution was the separation of amenity spaces between uses to ensure greater privacy for the healthcare users and an easier, separated management of the spaces.

Residential buildings sit within a garden landscape which have been designed to develop into a mature green setting not unlike those developed around Arts and Crafts houses by Gertrude Jekyll and promoted in the setting of suburban living in the Garden Cities. These shared gardens are enclosed with solid and hit-and-miss brick walls and contain raised planting beds as well as lawns and play spaces for children. The design has been developed to encourage use as well as providing a strong visual benefit for the occupiers of the buildings.

Residents also benefit from roof terraces on top of the lower wings of each building with access via the stairs and lifts from all the apartments. Gazebos, formed in painted metal sections and timber rafters, offer a frame for climbing plants and a focal point for the residents to enjoy the views.

The design of the Health centre's external amenity is organised in courtyards along the eastern façade that are naturally enclosed by the existing and new east wings. These have different characters from the most public 'Memorial garden' on the south end to the most secluded past the entrance to the north.



Fig 61 Barrington Court garden by Gertrude Jekyll



Fig 62 Aisaig House by Philip Webb



Fig 63 Residential Gardens

Buildings scale

The massing of the proposals and location of the buildings was developed with consideration to the scale of the surrounding context.

Both residential buildings been conceived as a pair of substantial residential mansions each containing 32 and 38 apartments respectively. They have been designed as low-rise buildings of four storeys with uppermost accommodation level sitting below the pitched roofs to minimise the height and impact of these new buildings in the surroundings. The scale of both buildings is similar to that of Juniper Court to the north and west of the site and to that of Sovereign Court to the east.

The height of the healthcare building is maintained and all new insertions are below the highest point of the existing pitched roof. Most interventions are single storey with the only exception being the new east wing at the northern edge that extents over two floors



Fig 64 Residential building section



Fig 65 Block A extents

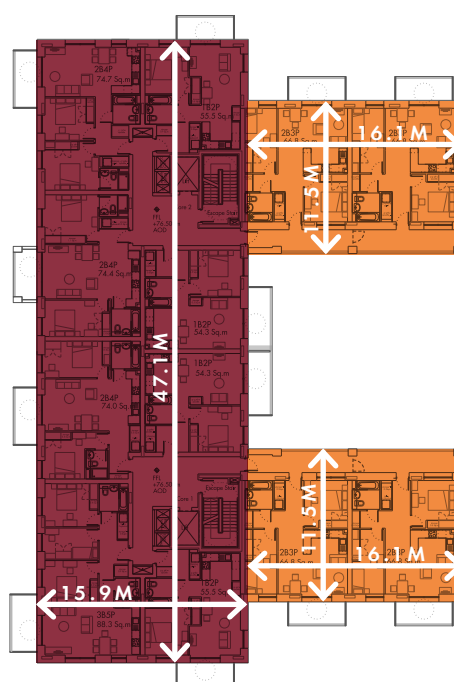


Fig 66 Block B extents



Fig 67 Visualization of the new Health centre and Residential block along Pinner Road



Fig 68 Elevation - Pinner Road

The images on this spread are paired to highlight the difference of perception between how a building is viewed in a 2D elevation where building planes have been flattened and the 3D more real experience of the buildings.

The visualization on the top show that the massing of the residential block, although prominent in a 'flat view', does not detract or overwhelm the existing adjacent Cottage Hospital Building.



4.1.2 Residential Buildings

Residential Block A

Located in plot 1, this building is positioned towards the eastern edge to maximise the distance between the main part of the building and the existing Cottage Hospital. The lower wing is positioned to the North and West forming the visual end stop and enclosure to the central south facing garden space at its northern end.

This block has a single stair – lift core, with apartments easily accessible to either side. This core serves nine units at first floor and eight units at each second and third floors.

At ground floor the plan layout accommodates refuse stores and some plant as well as residential accommodation. Access to the building is from the entrance porch located on the east side and the entrance lobby integrates mailboxes on the side wall. There is also a connection to the shared garden that also serves as emergency exit.

The plant at ground floor is minimised with only a water tank room and a couple of small incoming services rooms. The refuse store is located to the north with easy access to a service route to a collection point, within 30m (horizontal) travel of all flats. Other plant, such as air source heat pumps, has been located within a recess on the pitched roofs to conceal it from street views.

At second floor, there is a terrace with a pergola, seating and planting for shared amenity use above the west wing.

