

Fig 83 Wheelchair adaptable 1B 2p apartment

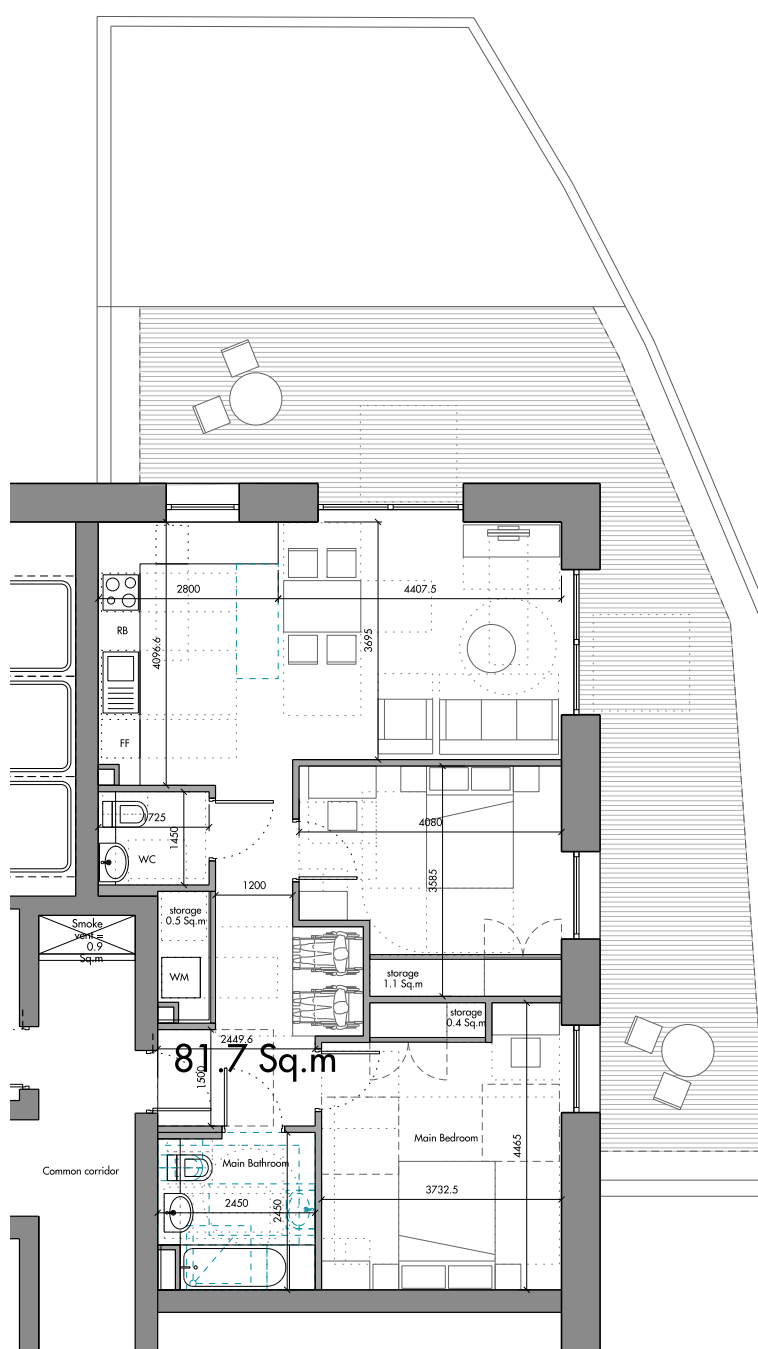


Fig 84 Wheelchair adaptable 2B 4p apartment

Private Amenity

All units in the development have access to their own private amenity directly accessed from living rooms. At ground floor this is provided in the form of gardens of varying size and at upper levels this is provided mostly in the form of cantilevered, metal balconies or in some instances, by stacked balconies in facing brickwork with metal railing balustrades. On the uppermost level the private amenity along the east and west elevations is in the form of inset balconies within dormer structures that enhance the legibility and proportion of the roofs in relation to overall façade treatment.

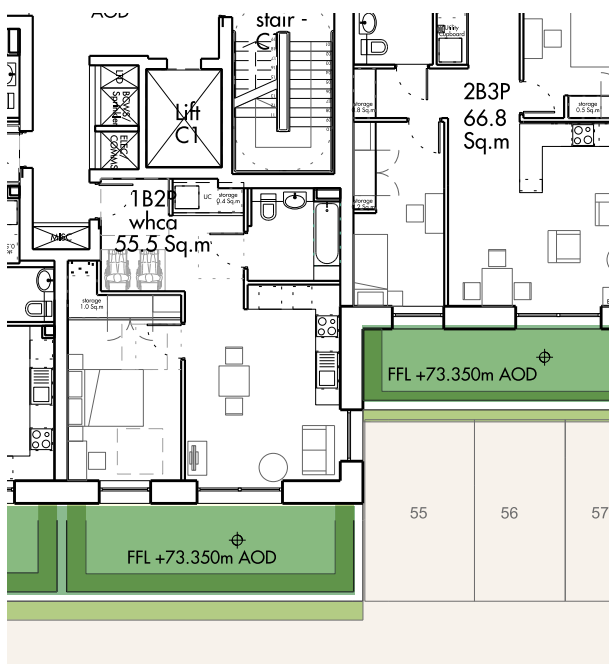


Fig 85 Ground floor Linear gardens

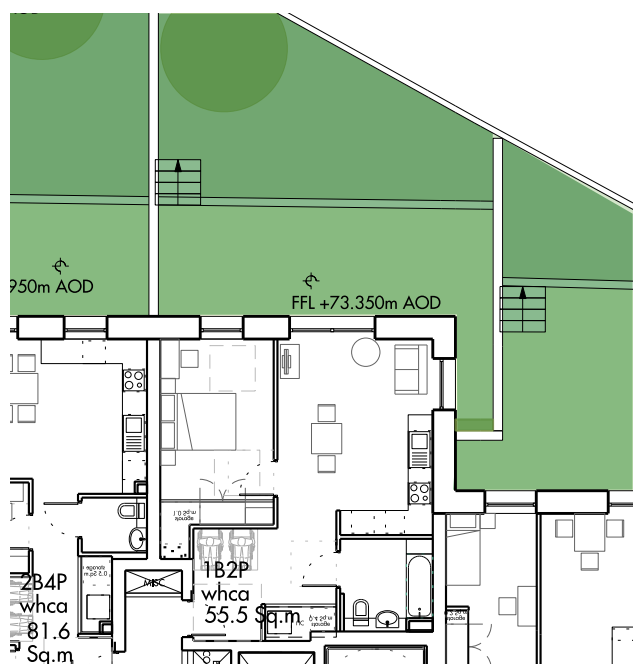


Fig 86 Ground floor Large gardens

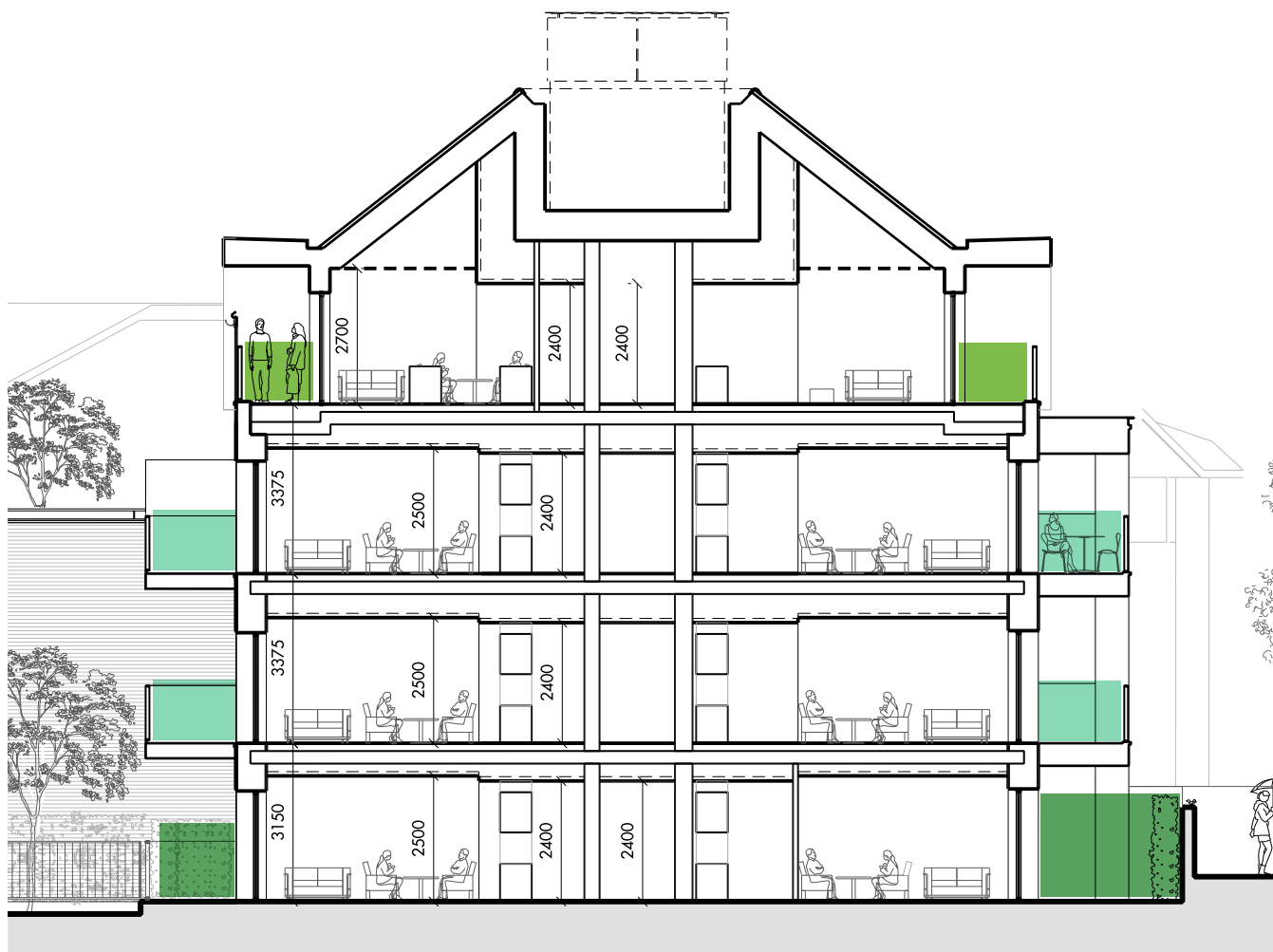


Fig 87 Section showing private amenity types

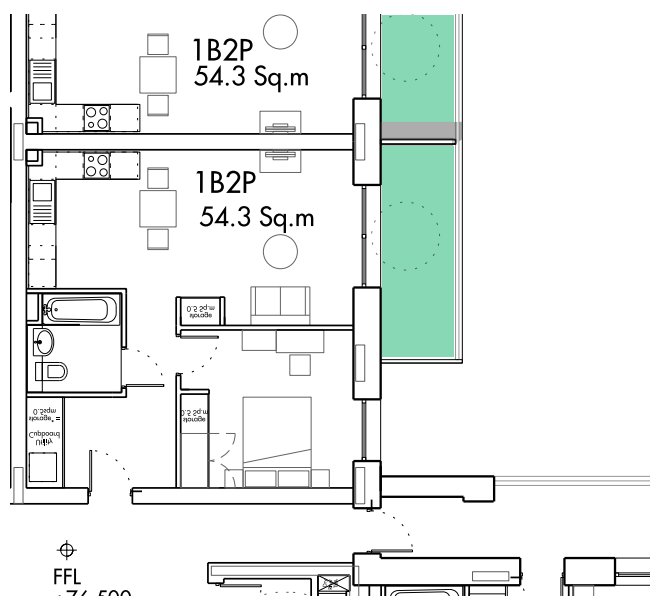


Fig 88 Typical upper levels projecting balconies

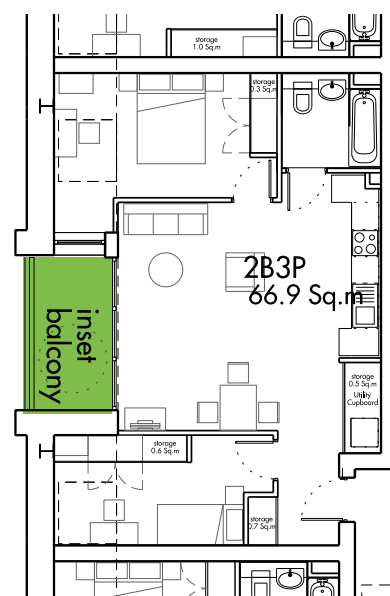


Fig 89 Upper level inset balconies

4.1.3 Health Centre

Layout and Scale

The proposals for the Health centre are designed to work within the existing scale of the Cottage Hospital and the west elevation and new extensions sit within the constraints of the demolished portions of the existing building without increasing its overall height.

The layout of this building was developed with consideration to the existing structure, accommodation schedule set out by the Client and consultation with the end users.

The layout of the existing building is characterised by a wide, long corridor with access to rooms on both or one side. This is the structural spine of the building and the proposals are designed to take advantage of this principle.

At ground floor, the retained east wings provide large and uninterrupted space, and this has also been considered in the new layouts. The relocation of the main entrance to the middle east wing in the east elevation was developed to give equal ease of access to the different GP practices and community services that operate in the building with the added benefit that the internal space in this wing, uninterrupted by structural elements, gives the design the opportunity for an open and centralised reception and waiting area. To enhance the sense of arrival this wing was extended to increase the waiting space and create a visual

focal point for the entrance on Pinner Road. A large canopy/porte cochere further enhances the legibility of this new entrance from the street.

The layout of the health centre also includes other separate entry points to the building to segregate staff routes and give future flexibility to the design with a staff entrance on the northern edge, with 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.

The new infills on the west elevation at ground floor are designed to not only improve the appearance of the building but also to give more flexibility to the layout and the new east extension on the northern end was developed to provide an efficient consulting room layout.

Access to the first floor is via a central feature stair accessed from reception. There are two other, more utilitarian emergency escape stairs with direct external access at either end of the building that give flexibility to circulation routes in this long linear building.

All consulting and treatment rooms accessed by the public are located at Ground floor. The first floor is given to administrative uses including GP online consultation areas, meeting rooms and staff welfare facilities.