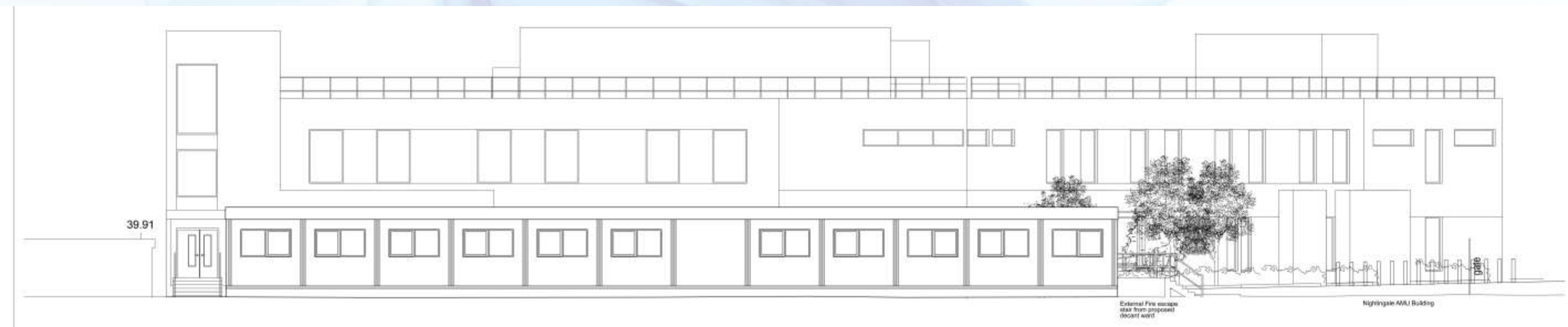




28 Bed Decant and Winter overspill Ward, Hillingdon Hospital
NHS Trust
Design and Access Statement Rev A

1.0 BACKGROUND

2.0 CONTEXT

3.0 DESIGN

3.1 USE

3.2 AMOUNT

3.3 LAYOUT

3.4 SCALE

3.5 LANDSCAPING

3.6 APPEARANCE

4.0 ACCESS

4.1 INCLUSIVE ACCESS

4.2 VEHICULAR AND TRANSPORT LINKS

5.0 SUSTAINABILITY

6.0 CONCLUSION



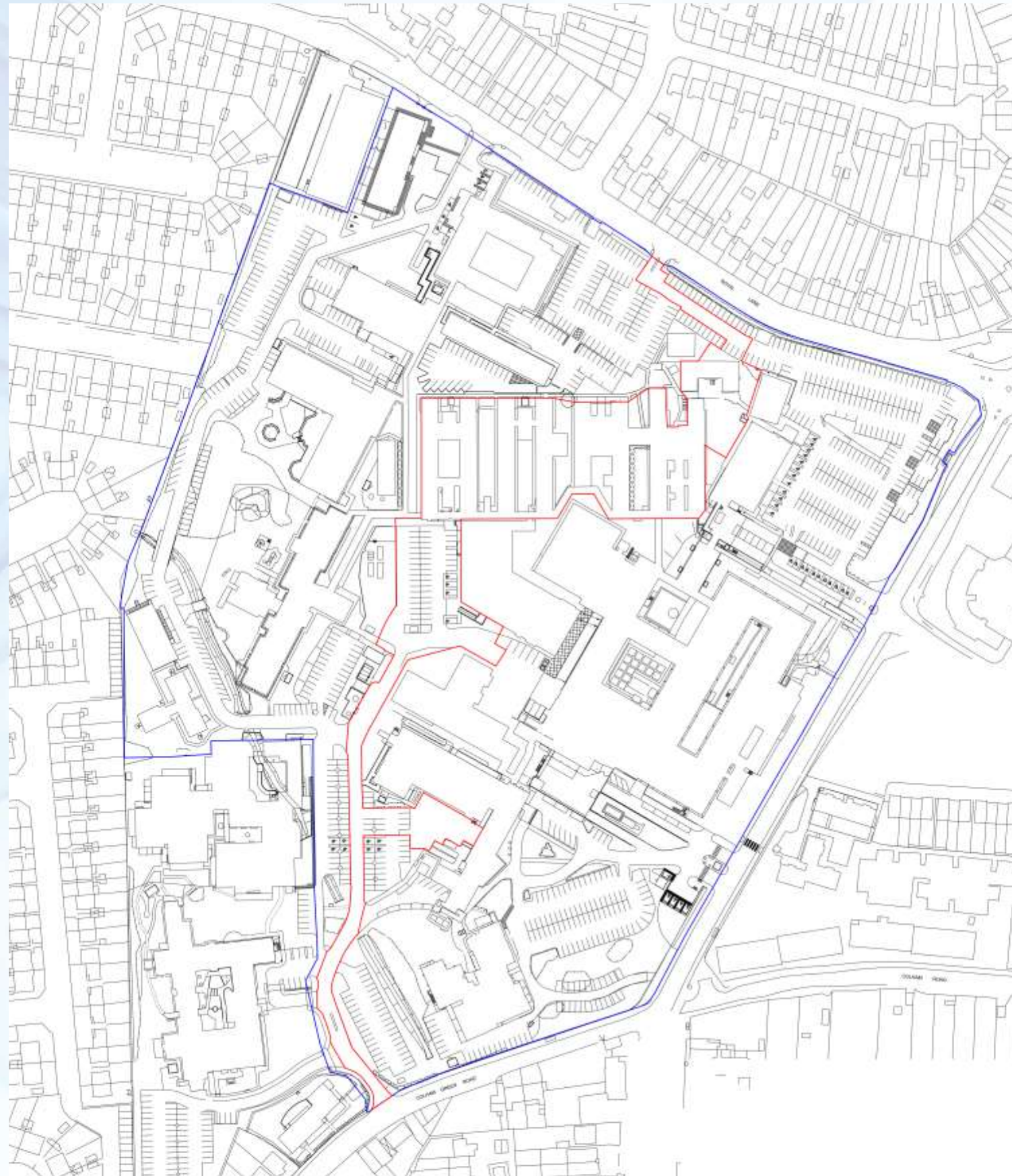
1.0 BACKGROUND

This Design and Access Statement has been prepared by Oxford Architects on behalf of Hillingdon Hospitals NHS Foundation Trust, to accompany a planning application for a 28 bed Decant and Overspill Winter Ward at Hillingdon Hospital. The building has been designed by MTX and coordinated by Oxford Architects.

Hillingdon Hospital have an ongoing programme of capital investment in building and works. As part of that programme they undertake a rolling programme of maintenance and deep cleaning of existing wards. This requires that wards are emptied for several months at a time to undertake these works. During this time alternative ward accommodation is required.

In addition during the winter months of November to March there is an increase in patients attending the hospital, particularly as a result of Norovirus and Flu. This results in a demand for additional ward accommodation. The hospital is operating at near to full capacity so additional ward accommodation is required at this time of year.

In order to address these dual requirements the Trust propose to construct a 28 bed Decant and Winter overspill Ward. It will be used as a Winter overspill Ward from November to March and during the summer months will be used as Decant ward for other wards within the hospital whilst they are fully refurbished or ungraded.



2.0 CONTEXT

Hillingdon Hospital comprises a mix of buildings which vary considerably in their form, architectural style and function. Much of the existing accommodation is in need of refurbishment or replacement due to the age of the buildings. A number of the buildings date back to the 1940's and there are a number of buildings which require considerable maintenance in order to bring them up to current standards .

The focal point of the hospital is a ten storey tower which was constructed in the 1960's and dominates the built environment of the hospital campus. This building is typical for the period in which it was constructed and has a stark appearance owing to its proportions and materials.

There are several points of access to the site. The main entrance is from Pield Heath Road with a separate access for A&E. There are three separate accesses from Royal Lane .

The building is proposed to be sited to the south of the AMU building. It will be directly accessed from the Nightingale AMU building, which will provide a level access threshold. The site is located within the urban area and the proximity of buses stops in Pield Heath Road means that it is in a sustainable location.

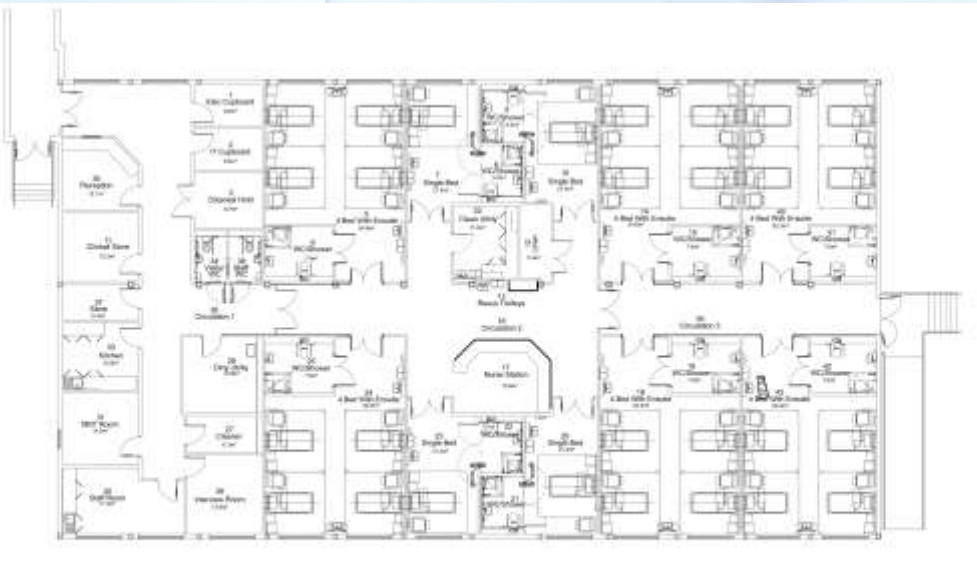
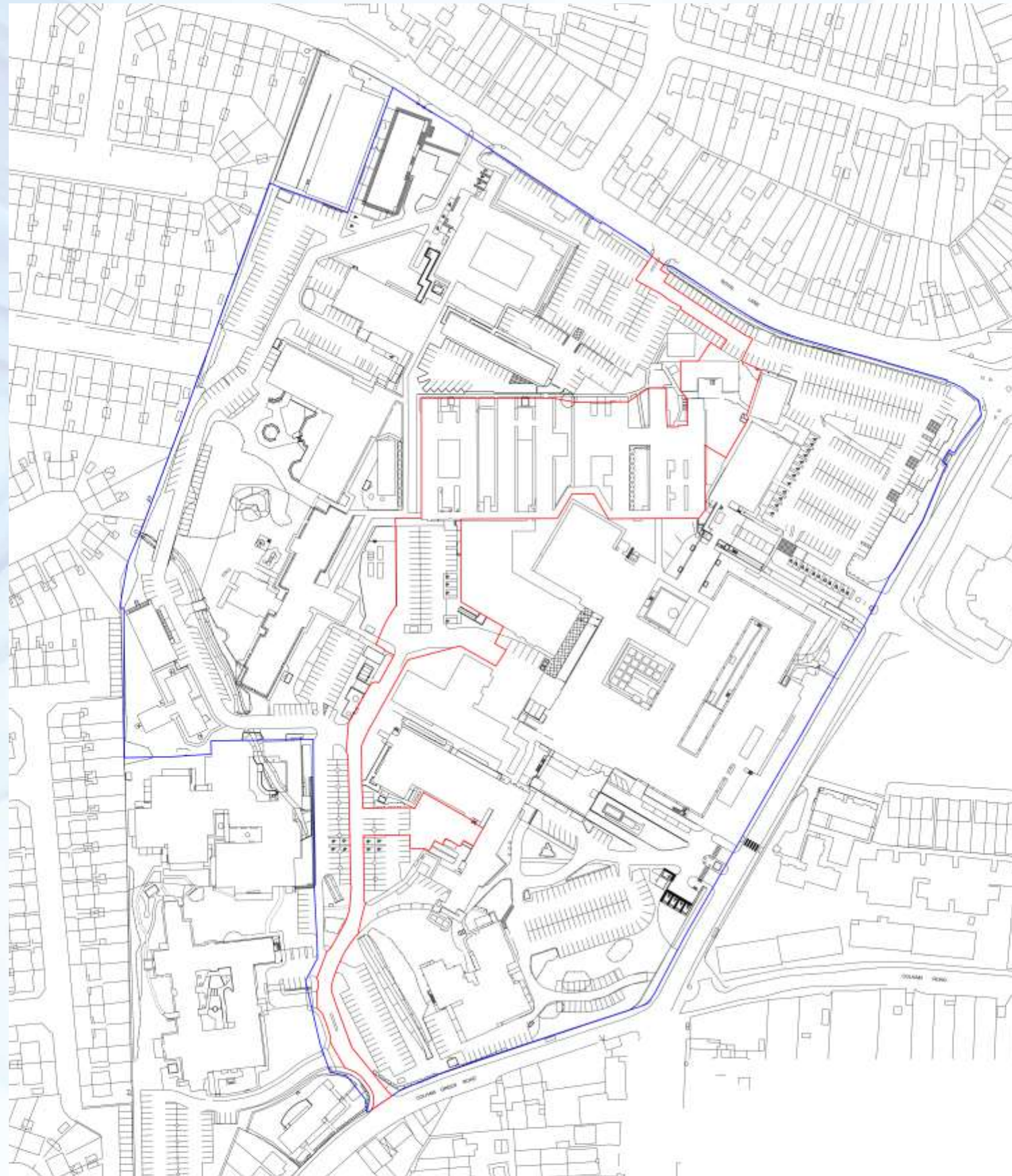




3.0 DESIGN

3.2 AMOUNT

The building will provide six small 4 bed wards and four single rooms with ensuite bathroom. It will therefore be a 28 bedspace ward. It will have a flat roof and be finished in Goosewing Grey to harmonise with the adjacent AMU building which also accommodates the Endoscopy Department on the ground floor. The plant associated with the building will be located in the ground floor plant area to the AMU building.



3.0 DESIGN

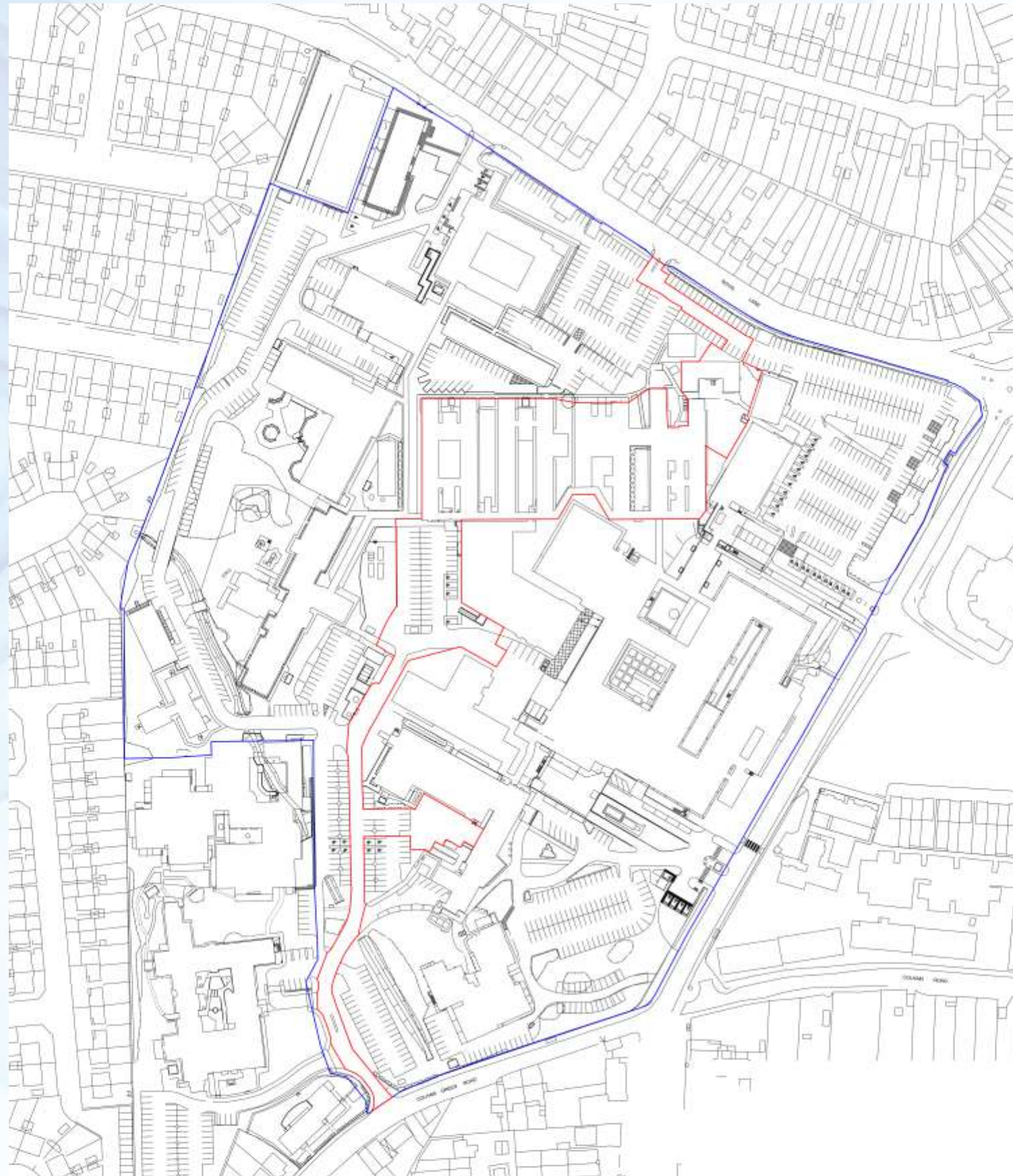
3.3 LAYOUT

The siting of the proposed building has been carefully considered to ensure it is able to meet the operational requirements of the hospital and link with the existing hospital in an efficient and effective way. The proposed building will adjoin and link to the existing Nightingale AMU Building which is located immediately to the north of the proposed building. It will not prejudice the comprehensive development of the hospital campus in the future. External areas that surround the new build element are generally 'back of house' in nature.

The performance of the existing service yard is a priority and has to be maintained since hospital wide strategies depend on its existing configuration. Patient rooms will inevitably overlook the service yard and waste Compound. To avoid compromising patient privacy and dignity and so to mitigate the negative consequences of this adjacency the project team proposes to deploy 'fitted obscure glazing' to the windows that simultaneously allow the morning sun to enter patient areas and provide privacy. We would not want to restrict the quality of light entering the rooms because the morning sun is most desirable and natural light is important for the patient's wellbeing.

Existing infrastructure such as roads, emergency access, service yards, entrances and the like are largely unaffected by the new build layout.

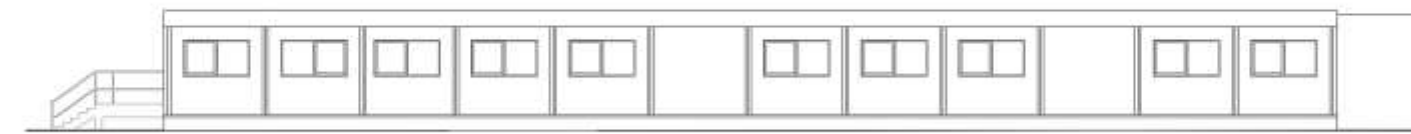
Within the new build site area a nett loss of 45 car parking spaces has occurred, with 4 of the accessible spaces for less abled people and have been re-sited immediately adjacent the Endoscopy department entrance. The remaining 41 spaces have been relocated across the site and indicated on proposed site plans.



3.4 SCALE

The new Decant and Overspill Winter Ward form fits between a single storey annex corridor and the post WW2 ward bungalows/ barracks to the West and a 11 storey tower block to the north. The site could sustain a more dense development than currently proposed and we have explored options for a first storey expansion if demand requires it in the future.

The new buildings size relates to its function, which is the clinical need to provide a certain floor area for the Decant and Overspill Winter Ward.



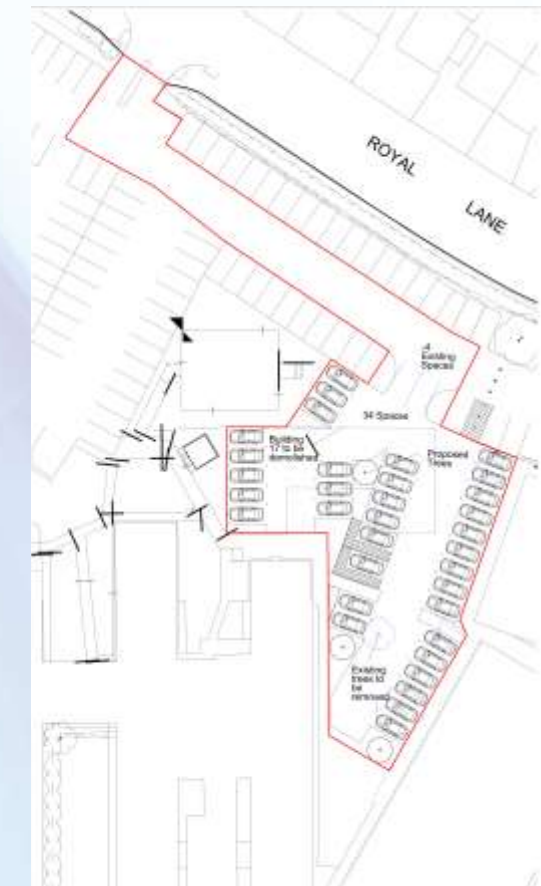
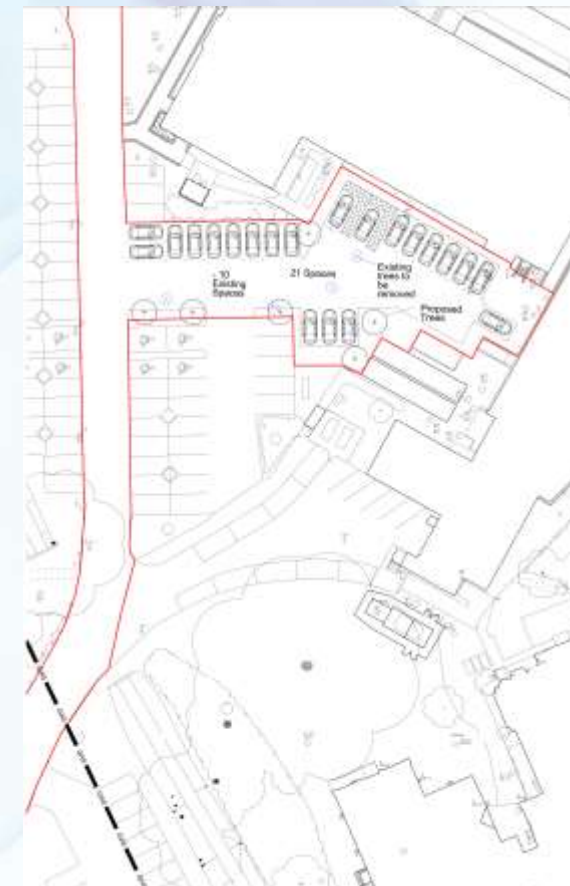
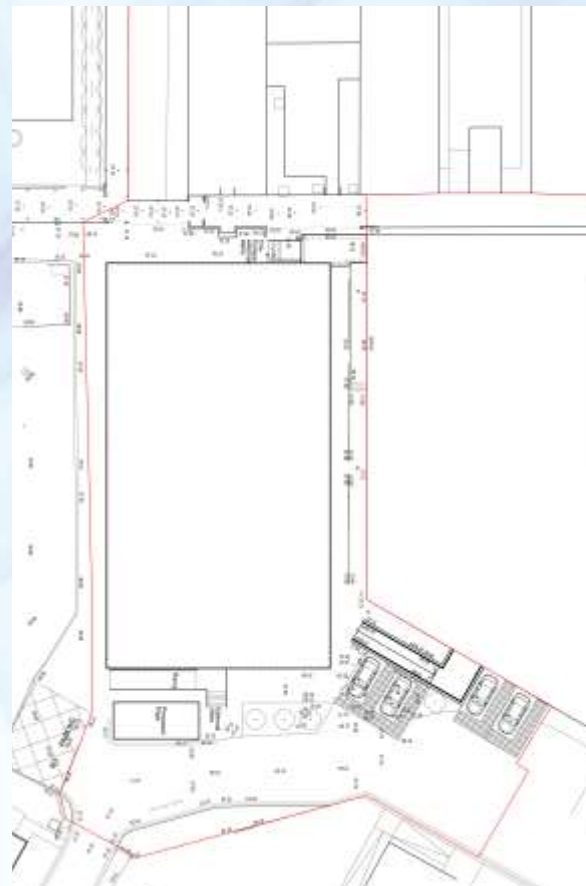
NORTH ELEVATION

3.5 LANDSCAPING

The soft landscaping strategy uses existing site geometry. The plants suggested are hardy and do not require significant maintenance. Also, they are quite suitable for shaded areas and for use on banked areas.

The extent of hard landscaped areas is fairly small and is restricted to creating a 1.5M wide perimeter pathway around the new Decant Ward and repairs to existing hard surfaces affected by the building works.

Pathways will generally be formed using 400 x 400 mm pre cast concrete paving slabs, arranged in a half bond pattern. Colours to be used are 'buff'. Vehicle protection barriers are proposed using a combination of pre cast concrete kerbs and stainless steel bollards. The vehicle protection strategy has been proposed to stop delivery vehicles and ambulances from making contact with the Decant ward. The kerbs will likely be the half battered type and bollards stainless steel with reflective bands.



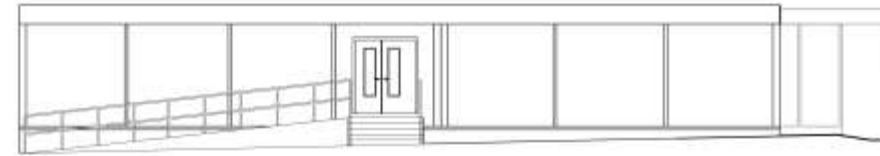
3.6 APPEARANCE / MATERIALS

The existing podium and tower block completed in 1966 follows the international style, often called modernism which of course rejected traditional styles of architecture and inspired a new positive outlook for our world.

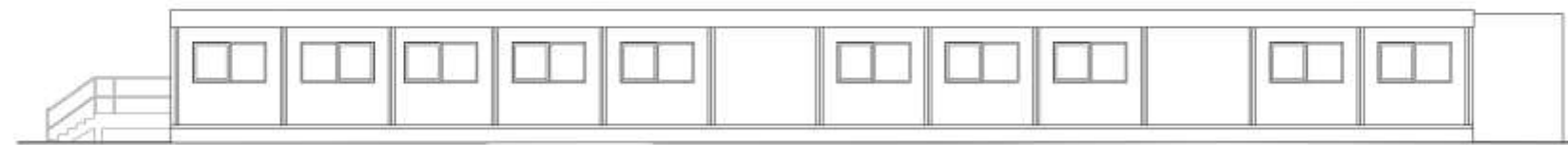
The new Decant and Winter Overspill Ward continues the tradition of the modern movement; using 'modern methods of construction' rather than traditional methods and these new emerging processes have informed the proposed design fundamentally.

The use of modular units provides a design that focuses on efficiency, cleanliness and sustainability. The architecture style is governed by how the modular units are made and transported.

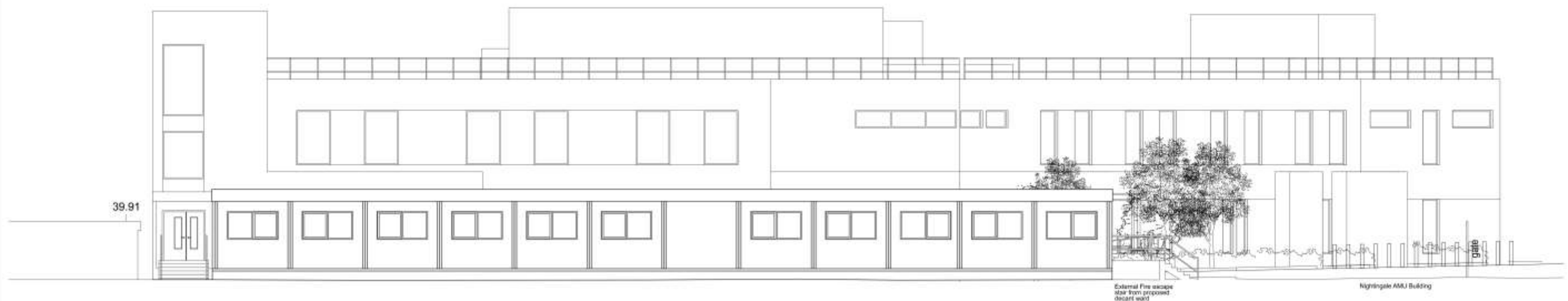
The nature of the building is that it is a pre fabricated structure and it is not intended to be a permanent feature of the site. So placing it in this location does not prejudice the outcome of a future masterplan. If future large scale buildings ie larger than 250 sq meters, are proposed on the site then the Trust accept that the obligations of the S106 Agreement will still apply.



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

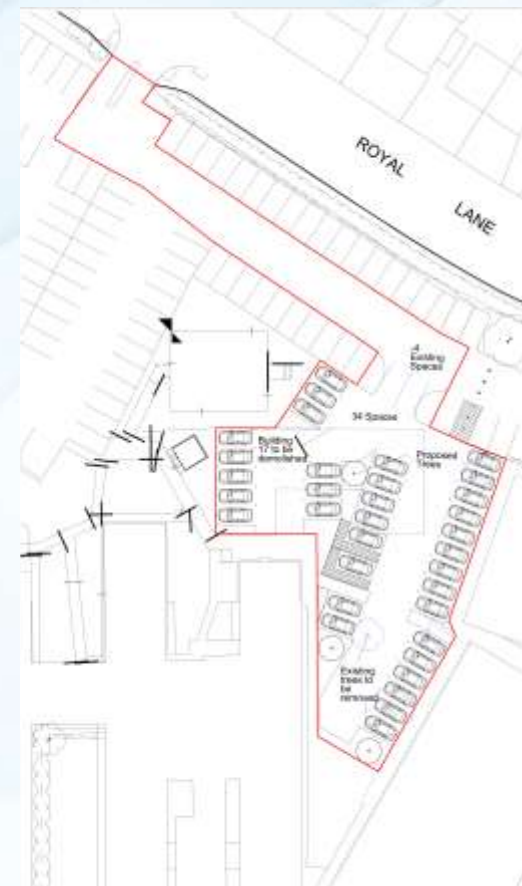
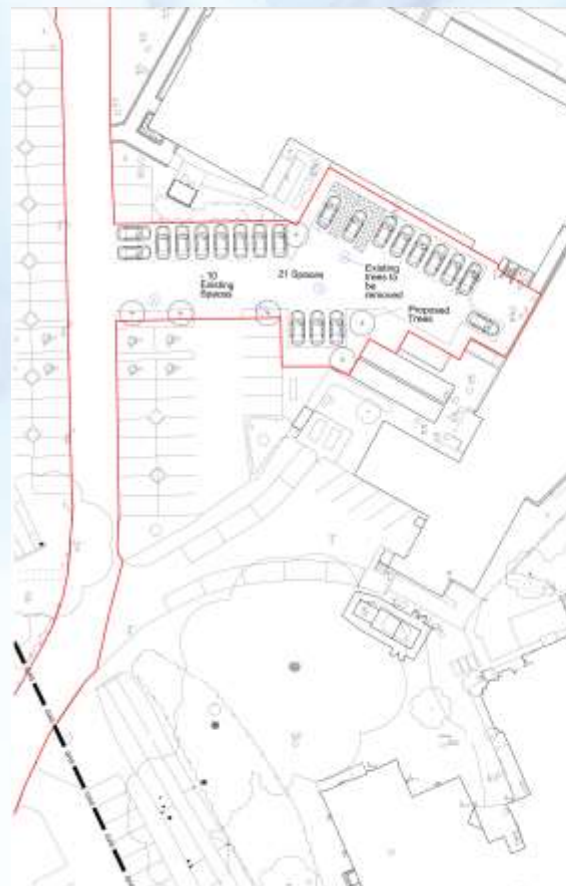
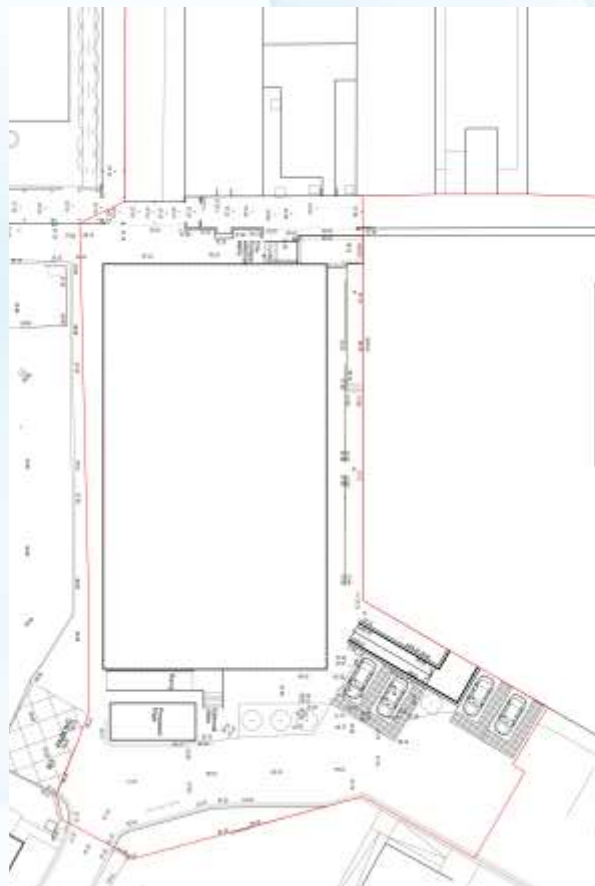
4.0 ACCESS

4.1 VEHICULAR & TRANSPORT LINKS

The building will be sited on the car park that is adjacent to the entrance to the Endoscopy Department. This area is only used for limited visitor parking. Much of it is now used for overspill for hospital transport vehicles. It is proposed that this displaced car parking is reprovided in two areas:

1. Demolition of Building 17— Which is empty and unused to 34 staff parking spaces. The movable barrier between the staff and visitor spaces will be moved to the south to increase the visitor car park spaces.
2. 21 additional parking spaces will be created to the east of the Women's Services Building. These parking spaces will be for visitors

The building is located within the centre of the hospital campus and it will not have any impact on any land uses which adjoin the hospital site. The proposed development will enable the hospital to deliver its existing services more efficiently and there is no requirement for additional staff. As such there is no requirement for any additional car parking.



5.0 SUSTAINABILITY

4.2 INCLUSIVE DESIGN

Clinically, we need to achieve a seamless interface between the proposed decant and winter overspill ward and the existing Nightingale AMU Building. The proposed FFL of the proposed matches the existing AMU Building.

Once inside the Ward, the corridors, doors, toilet provision, patient rooms and clinical areas comply with Health Building Note standards which exceed statutory requirements for access. Doors will be wide enough to accommodate wheelchairs only, wheelchairs and passer-by or even patient trolley in compliance with DDA and hospital guidance. Access will be all inclusive, including facilities for hard of hearing and people with visual impairment. This will also include the necessary toilet facilities, wayfinding, etc.

5.0 SUSTAINABILITY

A large part of designing sustainably is to do with addressing global warming through energy efficient design. However, designing sustainably is also about creating places that are healthy, economically viable and sensitive to social needs. It involves respecting natural systems and learning from ecological processes. Sustainable design and construction has been at the heart of the design process.

5.1 WASTE MANAGEMENT

The Trust has an existing waste and recycling management plan for the hospital and the new Decant and Winter Overspill Ward will comply with the hospital's existing waste and recycling strategy.

5.2 LAND USE & ECOLOGY

The proposed building is located in land previously developed. The existing landscaping on both the car parking and decant ward site will be replaced/replicated accordingly. The new landscaping has been indicated on the proposed site plans.

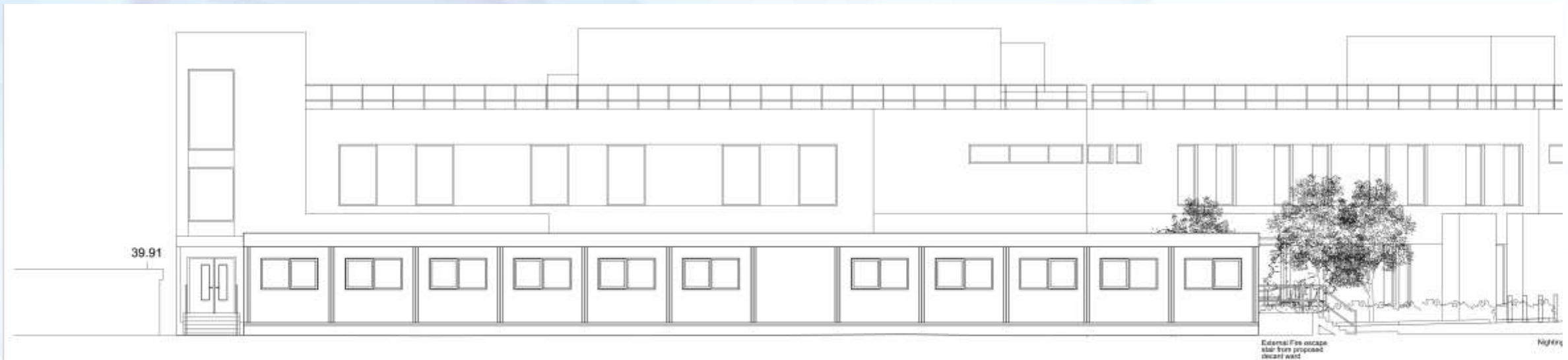
The application site is not located in an area at risk of flooding and is categorised as being within 'Flood Zone 1' according to the Environment Agency's Flood Map. Flood Zone 1 (Low probability) comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year. All uses of land are appropriate in this zone.

7.0 CONCLUSION

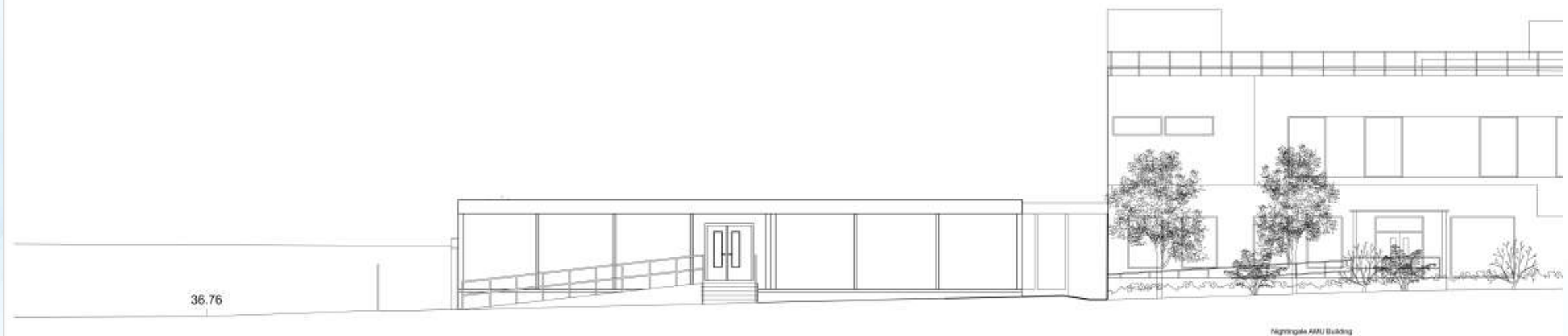
This Design & Access Statement and the accompanying drawings explain the proposals and analyse the various aspects of them. They have been carefully prepared against the background of the statutory requirements for development and in relation to the national and local policy contexts. Through careful design development, the benefits of the proposed building are achieved without adverse impact on the ecology of the site and the surrounding buildings. As a consequence, we believe that the proposed development should be considered a positive and welcome addition to the Hillingdon Hospital site.

The clinical and operational justification for the building is clear and compelling. The proposal will not have any detrimental impact upon neighbouring properties. The site is located within the urban area and the proximity of buses stops in Pield Heath Road means that it is in a sustainable location. The building is policy compliant, and will provide clear health and social benefits to all sections of the community.

The proposed building will provide enhanced accommodation for the hospital and will considerably improve the patient experience. The Trust has secured funding for the building by demonstrating to the Department of Health that it has a sound clinical justification that meets a clear local need. It will enhance the quality of health care provision for the people of Hillingdon. The design of the building has been carefully considered to take account of the site constraints and is fully in accordance with National Planning Policy guidance and the relevant policies set out in the Development Plan.



SOUTH ELEVATION



EAST ELEVATION