
The Furze

Design and Access statement - Addendum)

Provision of Adult Audiology
Haematology, Education
Centre and Clinical Admin Offices at
The Furze

THHFP1-LDW-XX-XX-RP-A-10001

REV P02

In association with

Northmores
Campbell Reith
Couch Perry & Wilkes
Ridge
Savills

Date 01.04.2022

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1 Introduction

Introduction

This document is intended to be read with the accompanying drawings and the previously submitted design and access statement.

This addendum report has been prepared to respond to feedback raised during the course of planning application ref.4058/APP/2021/3650 and 4058/APP/2021/3651.

This proposal has been generated by a comprehensive analysis of the site and context. The design has evolved during a period of consultation with the key stakeholders to provide a comprehensive scheme for the users to work within and following London borough of Hillingdon review and comments.

The Content of This Report

Following the conservation officers review, the Furze building new layout been revised to respond to the feedback regarding the level of intervention to the principal rooms. The new layout has resulted in the change to the audiology department internally, however this is within the 20th century extension.

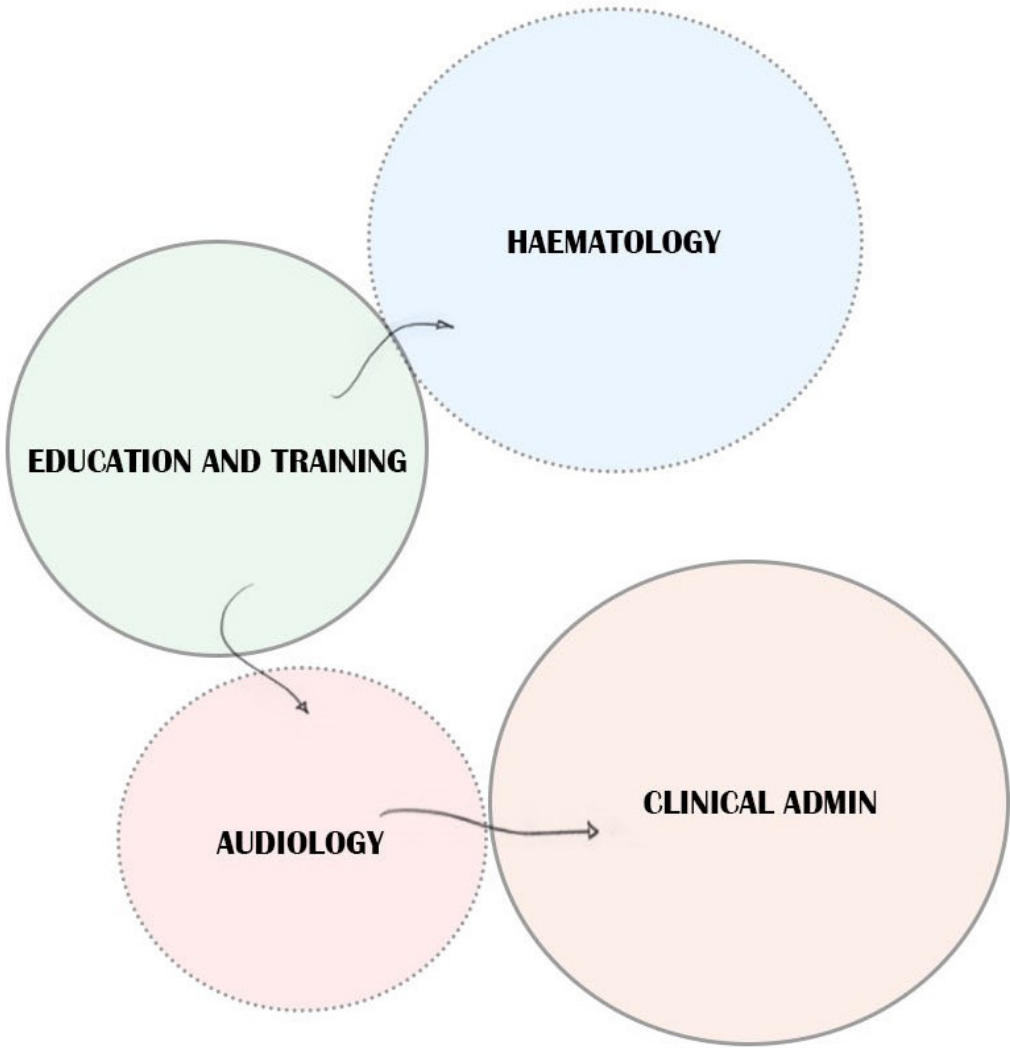
The original early-19th century country house includes the clinical admin department on both floors (ground and first floor), the nature of this department is mainly office spaces which removes the addition of the partitions within the principal rooms.

The new proposal for the original part of the building be will be remedial work, with all original/ existing features are to be retained unless they are specifically marked otherwise on the drawings.

The Audiology department would be located within the existing paediatric audiology department, this space will require upgrading to comply with infection control.

The remainder of the departments (Clinical skills, Education & Training, and Haematology have not been changed. The following consultant team have collaborated in the development of the design;

Client:	The Hillingdon Hospitals NHS Foundation Trust
Project Management :	Northmores
Architect:	Llewelyn Davies
Heritage & Planning Consultant:	Savills
Structural and Civil Engineers:	Campbell Reith
MEP and Acoustics Engineers:	Couch Perry Wilkes
Cost Consultant:	Ridge
Transport Consultant:	Mott MacDonald
Landscape Architect:	IBI GROUP
Tree Surveyor:	Landmark Trees
Ecologist:	Aecom



3 Proposal - Ground Floor

Proposed Design:

Proposed areas NIA (includes shared, comm and internal plant spaces):

- Education Centre: 689.30 m²
- Haematology: 178.10 m²
- Audiology: 253.90 m²
- Offices: 354.23 m²

Room adjacency and areas are based on existing provisions and SoA.

Education centre split between Ground Floor and First Floor.

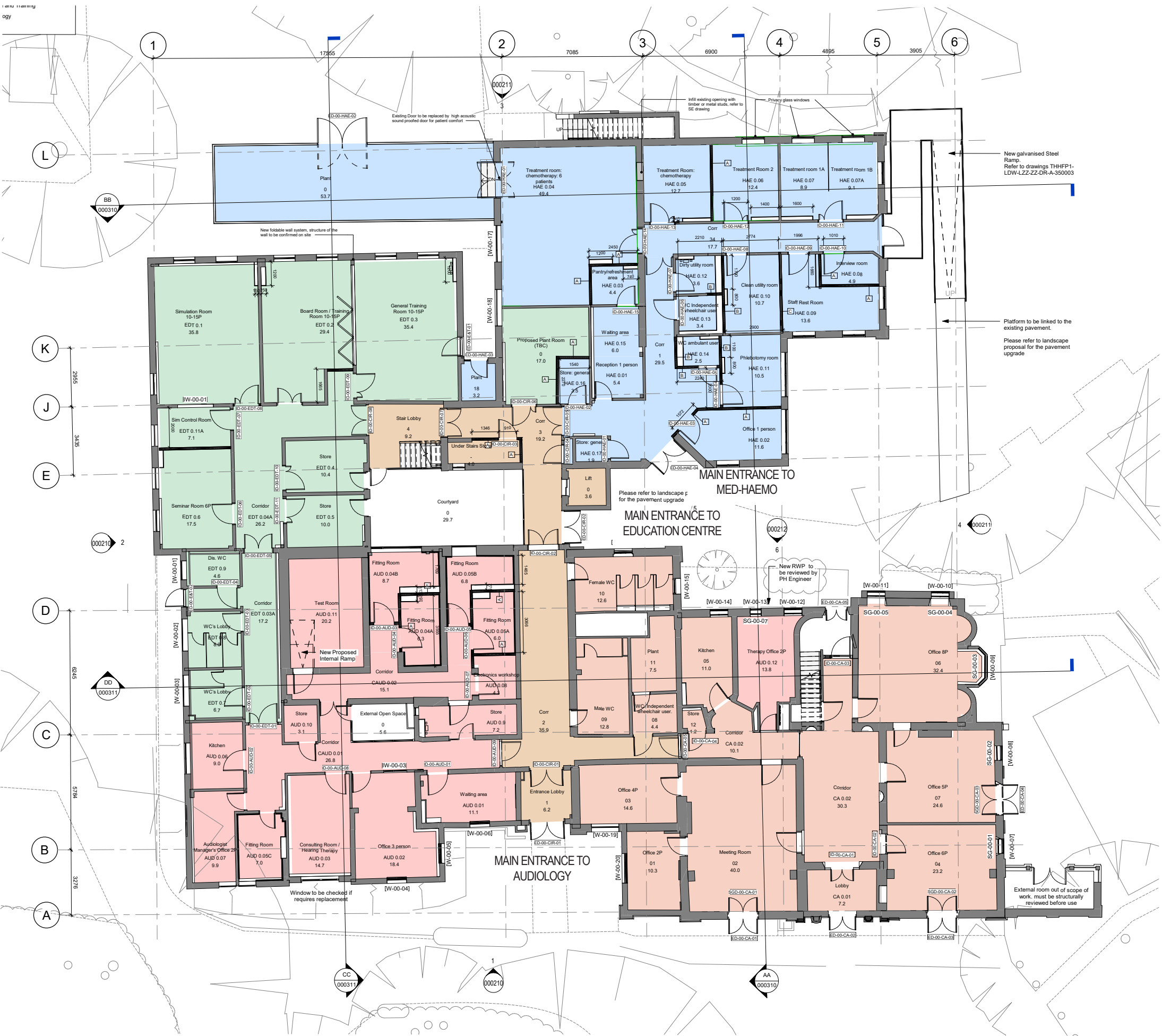
Haematology on Ground Floor and a new A/C unit will be covered by timber screen to suit the surrounding areas.

Adult Audiology on Ground Floor.

The layout is based on retaining as many existing room layouts.

Flexible use of spaces to facilitate virtual consultation, office spaces have been based on the agile working policy of 50%.

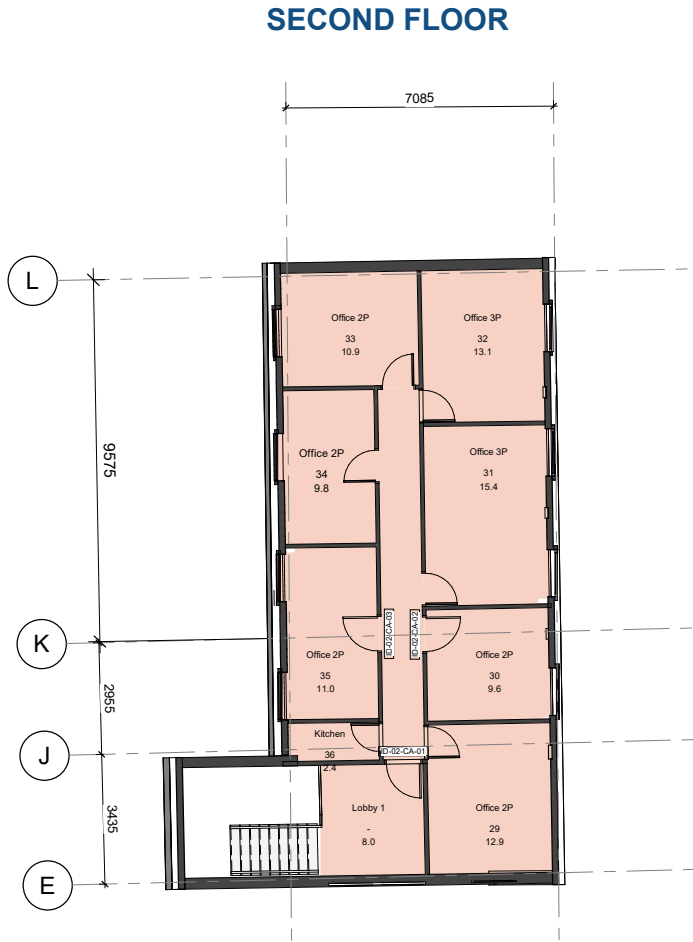
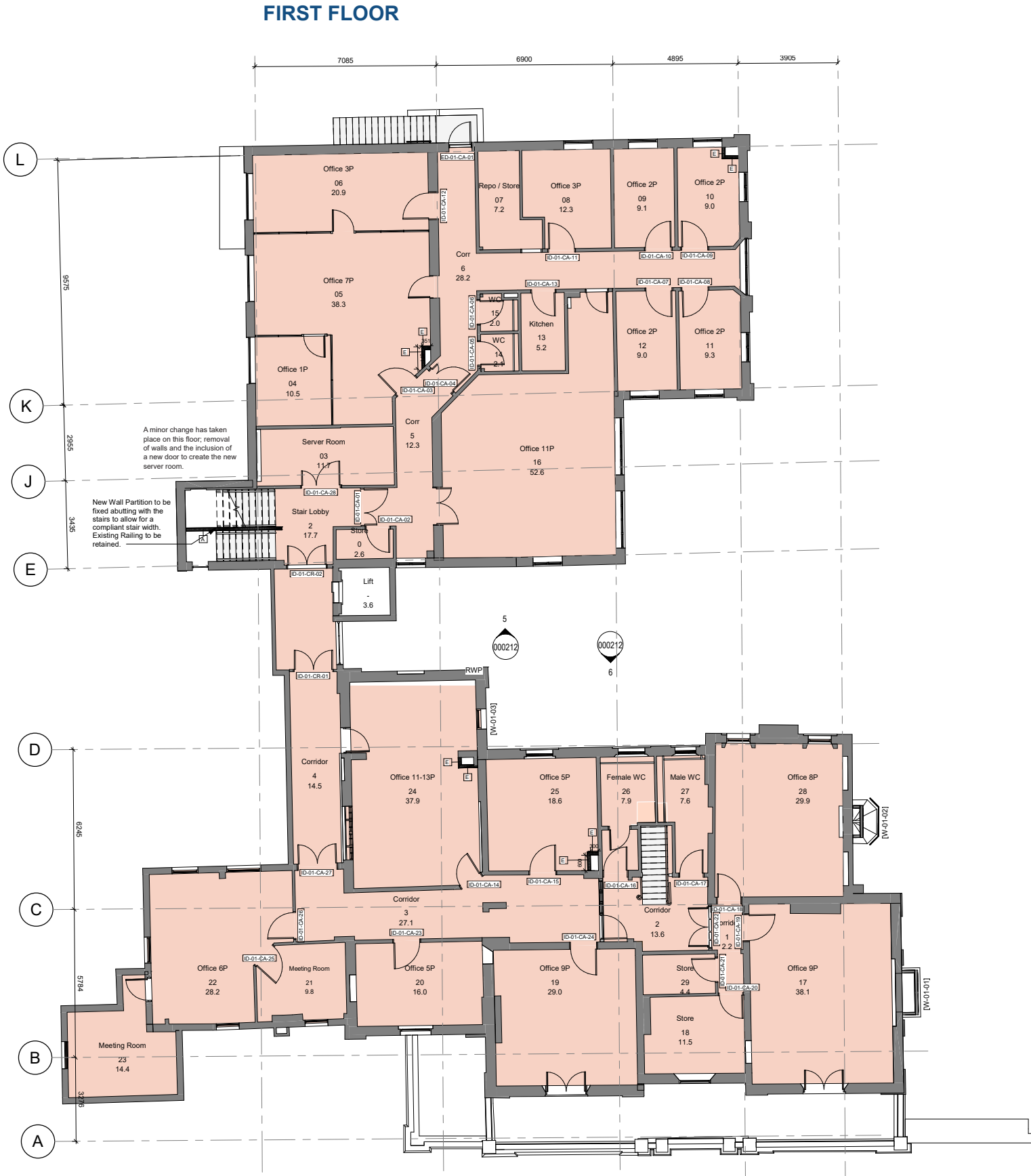
Existing entrances have been retained.



3 Proposal - First and Second Floor

Proposed Design:

The first-floor layout has been retained with minimum removal of one door and one partition to allow for larger spaces. It has been assigned to the Admin offices, with no alterations or demolition to the existing layout.



LEGEND

- Education
- Haematology
- Office
- Shared comms



Scale 1:200@A3

3.1 Reflected Ceiling Plan - Ground Floor



Proposed Design:

No new proposed ceilings are introduced into the original building.



Scale 1:200@A3

10 THH - THE FURZE STAGE 2 CONCEPT DESIGN LLEWELYN DAVIES



3.2 Proposed Elevations

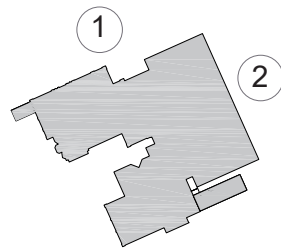


Elevation 01



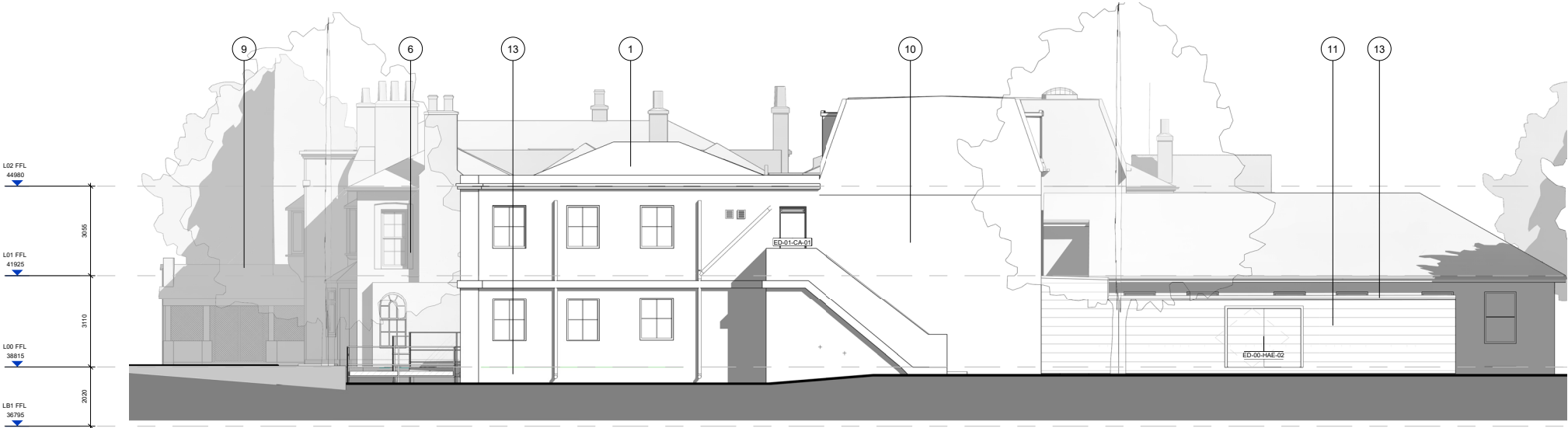
Elevation 02

Scale 1:200@A3



1. Existing roof to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters. (Refer to roof survey for additional information)
2. The chimney brick to be repointed to match existing and all flashing to be made good.
3. Existing round roof light above 3 storey stairwell to be made good and replaced like for like if required.
4. All existing guttering to be made good and replaced like for like.
5. New render finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish.
6. New timber fence enclosure to A/C Plant to be positioned in front of existing facade.
7. Existing windows & doors to be repaired or replaced like for like.
8. Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good.
New rendered rain screen panels to be installed in lieu of the removed timber
10. New Ventilation Grill locations
11. Roof covering to be added to the plant area for compliance with HTM 03-01 document, (When refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within a plant room to prevent unauthorised access.)

3.2 Proposed Elevations

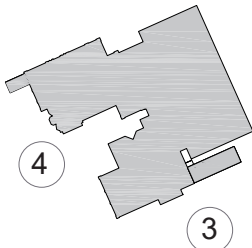


Elevation 03



Elevation 04

Scale 1:200@A3



- 1. Existing roof to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters. (Refer to roof survey for additional information)
- 2. The chimney brick to be repointed to match existing and all flashing to be made good.
- 3. Existing round roof light above 3 storey stairwell to be replaced like for like also provides compliant smoke control and natural light. Access to be via lightweight zip-up scaffold for annual or bi-annual inspection of roofing and flashings.
- 4. All existing guttering to be made good and replaced like for like where needed. Further discussions to be had with MEP Engineer.
- 5. New render finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish.
- 6. New timber fence enclosure to A/C Plant to be positioned in front of existing facade.
- 7. Existing windows & doors to be repaired or replaced like for like.
- 8. Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good. New rendered rain screen panels to be installed in lieu of the removed timber
- 9. Following clients confirmation - Shed space to be retained and not repaired. Structural feasibility of future use as a storage facility to be reviewed by S.E.
- 10. Existing render and paint finish to be made good to match colour of stucco.(Extent of the work to be confirmed on site at construction stage, and future repairs to the render will be agreed with local authority following further assessment and secured by planning condition)
- 11. New timber fenced enclosure for A/C plant to be positioned in front of the existing facade.
- 12. New ramp to be installed for compliance with Building Regulation
- 13. Roof covering to be added to the plant area for compliance with HTM 03-01 document, (When refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within a plant room to prevent unauthorised access.)

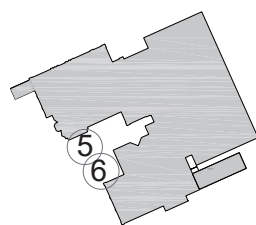
3.3 Proposed Elevations



Elevation 06



Elevation 05



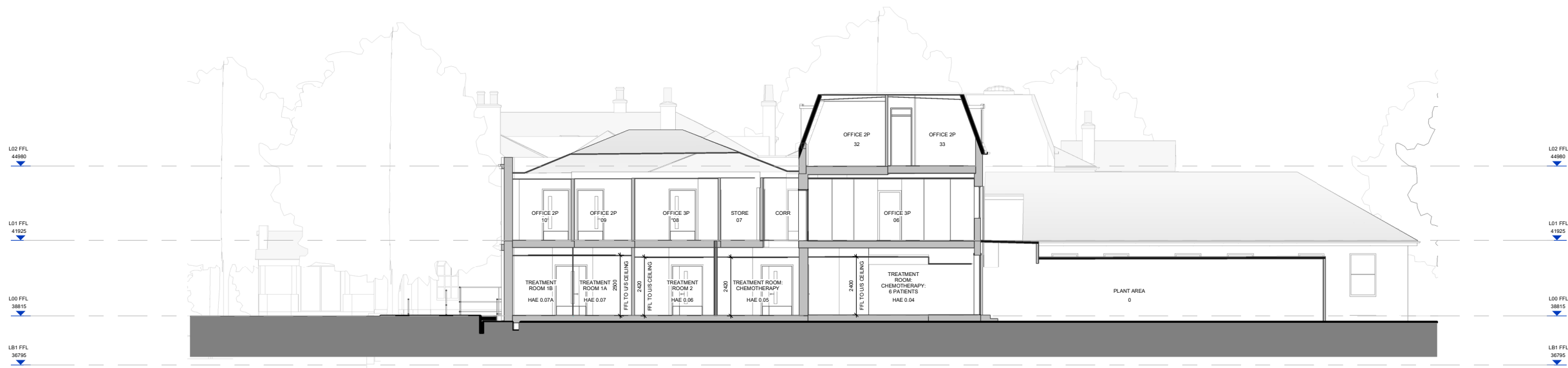
Scale 1:200@A3

- 1. Existing roof to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters.
- 2. Existing round roof light above 3 storey stairwell to be replaced by a roof access hatch which also provides compliant smoke control and natural light. Access to be via lightweight zip-up scaffold for annual or bi-annual inspection of roofing and flashings.
- 3. All existing guttering to be made good and replaced like for like. Further discussions to be had with MEP Engineer.
- 4. New render finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish.
- 5. Existing windows & doors to be repaired or replaced like for like where required
- 6. Missing RWP to be replaced by a new RWP.
- 7. Existing render and paint finish to be made good to match colour of stucco. (Extent of the work to be confirmed on site at construction stage, and future repairs to the render will be agreed with local authority following further assessment and secured by planning condition)

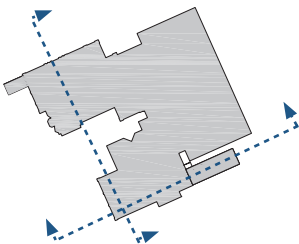
3.4 Proposed Sections



Section AA



Section BB



Scale 1:200@A3

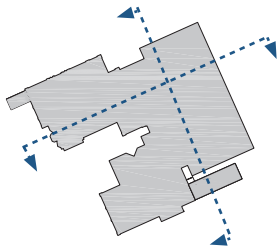
3.4 Proposed Sections



Section CC

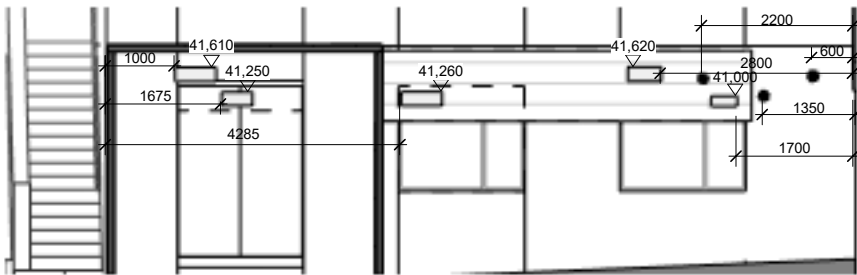


Section DD

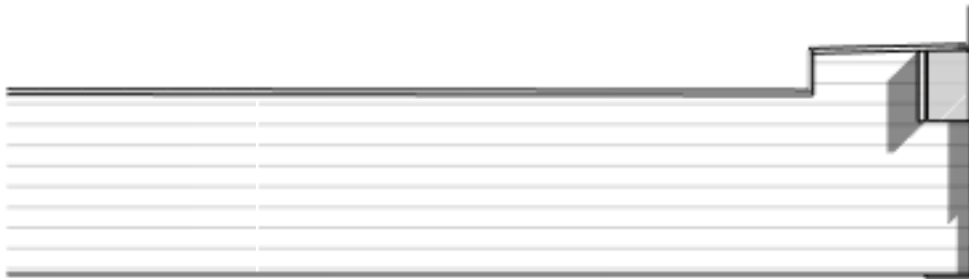


Scale 1:200@A3

4 Plant Area.



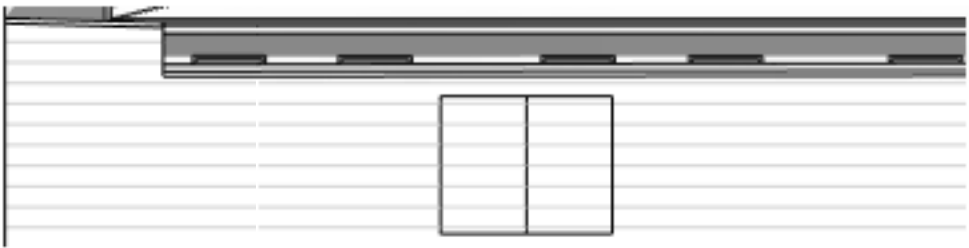
Sectional Elevation _01



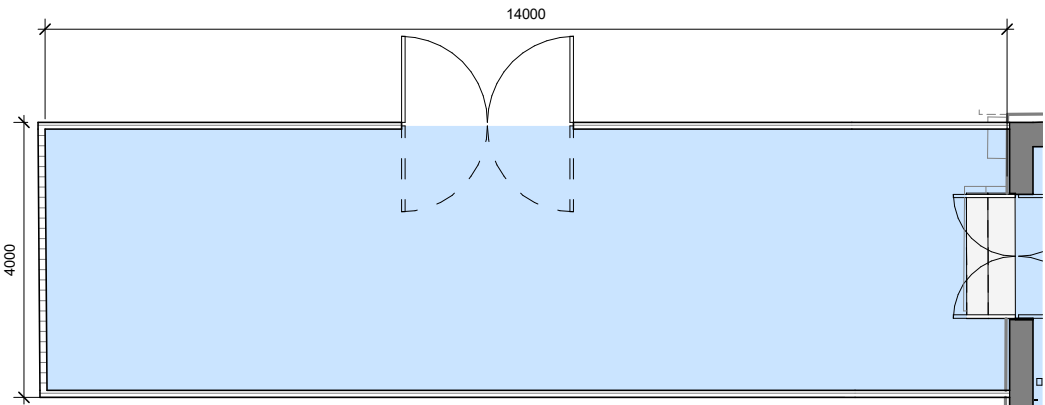
Plant_Elevation_02



Plant_Elevation_01



Plant_Elevation_03



HAE Plant_Plan

The Plant area roof

Following a recent update to the NHS Healthcare Technical Memorandum 03-01 document (HTM 03-01 Specialised ventilation for healthcare buildings), which sets out the legal requirements for ventilation and plant room requirements for healthcare buildings, an enclosed roof is now proposed for the rear plant area to comply with NHS regulations.

The HTM document states the following (when refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within an enclosed plant room to prevent unauthorised access).

The proposed roof of the plant room is designed to match the simple timber cladding material of the walls.

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