LLEWELYN DAVIES

The Furze
Design and Access statement

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
Stroma

Date 20.05.2022

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Contents

1.0 Introduction
Project Vision and objectives
Project Design Team

2.0 Site Appraisals
Site Opportunities & Constraints
Existing Circulation & Access
Existing Site Photographs
Existing Drawings
Planning Policy, Framework Regulations
Heritage

3.0 Design Evolution
Design Concept
Design Team Proposal
Proposed Drawings
Doors and Windows

4.0 Audiology
Proposed Plan
Schedule of Accommodation
Proposed Finishes

5.0 Haematology
Proposed Plans
Schedule of Accommodation
Plant Area
Proposed Finishes
Plant Area Roof

6.0 Education and Training
Proposed Plans
Schedule of Accommodation
Proposed Finishes

7.0 Admin office
Proposed Plans
Schedule of Accommodation
Proposed Finishes
Secondary Glazing

8.0 Reflected Ceiling Plans
Floor Finish Plans

9.0 Access (Ramp)

10.0 Cycling routes and Storage

11.0 Parking Spaces

12.0 Ecological Context

1 Introduction

Introduction

This document is intended to be read with the accompanying drawings.

The following document has been created to receive a Planning Permission and Listed Building consent for the Furze Building.

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.

The following proposal within this report is subject to a conservation officers review.

The scope of the project

The Furze building is located within the Hillingdon Hospital; the project is part of a critical position in the decant project of the overall scheme to enable demolition for the redevelopment of the new main hospital. The Furze is a Grade II listed building, consisting of an early-19th century country house with various mid to late 20th century extensions at different levels; due to these multiple extensions, the building has limited access, resulting in inadequate maintenance.

The proposal is to change the ground floor of the Furze from healthcare office use to clinical use (Haematology and Audiology). The building's original features will be retained, and the internal areas' finishes must comply with infection control guidelines and HBN.

Following the conservation officers review 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 all floors (ground, first floor and second), 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 (extension), this space will require upgrading to comply with infection control.

Externally, the building is in a very poor condition, which requires repair, replacing existing damaged windows and doors, existing brickwork to be re-pointed where damaged and repainting to match existing.

Plant area:
The Haematology Department within the ground floor requires clear air ventilation. Therefore an A/C Unit covered by timber screen has been proposed in the back elevation of the building, taking space of 3 parking slots.

Design & Study Limitations

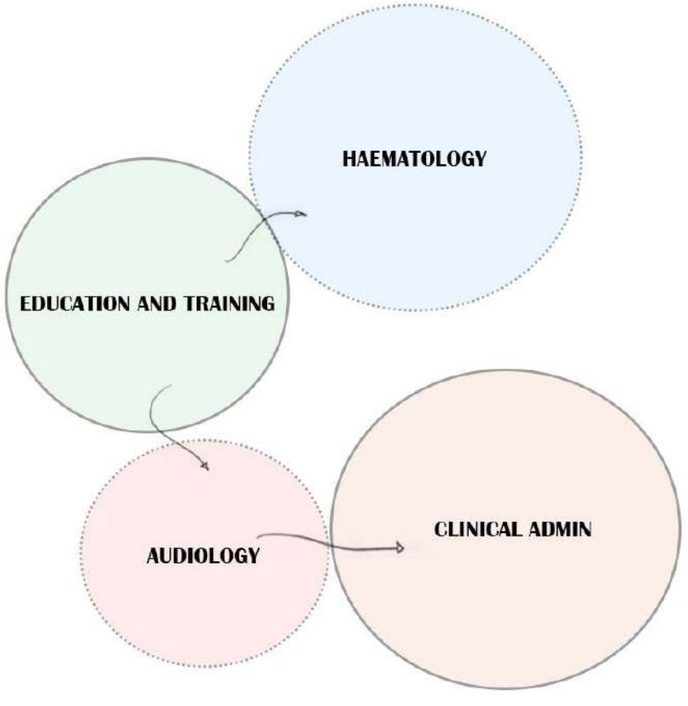
We have used and interpreted information provided to our team by others carefully to inform our proposal. However, it must be recognised that there are potential areas of risk and uncertainty, which could not be resolved within the time frame given the level of detail of this concept design proposal. Where appropriate, these are identified in the text and assumptions made explicitly stated.

The Site

The Furze site consists of approx. 2260m² set within the Hillingdon Hospital site.

The following consultant team have collaborated in the development of the design;

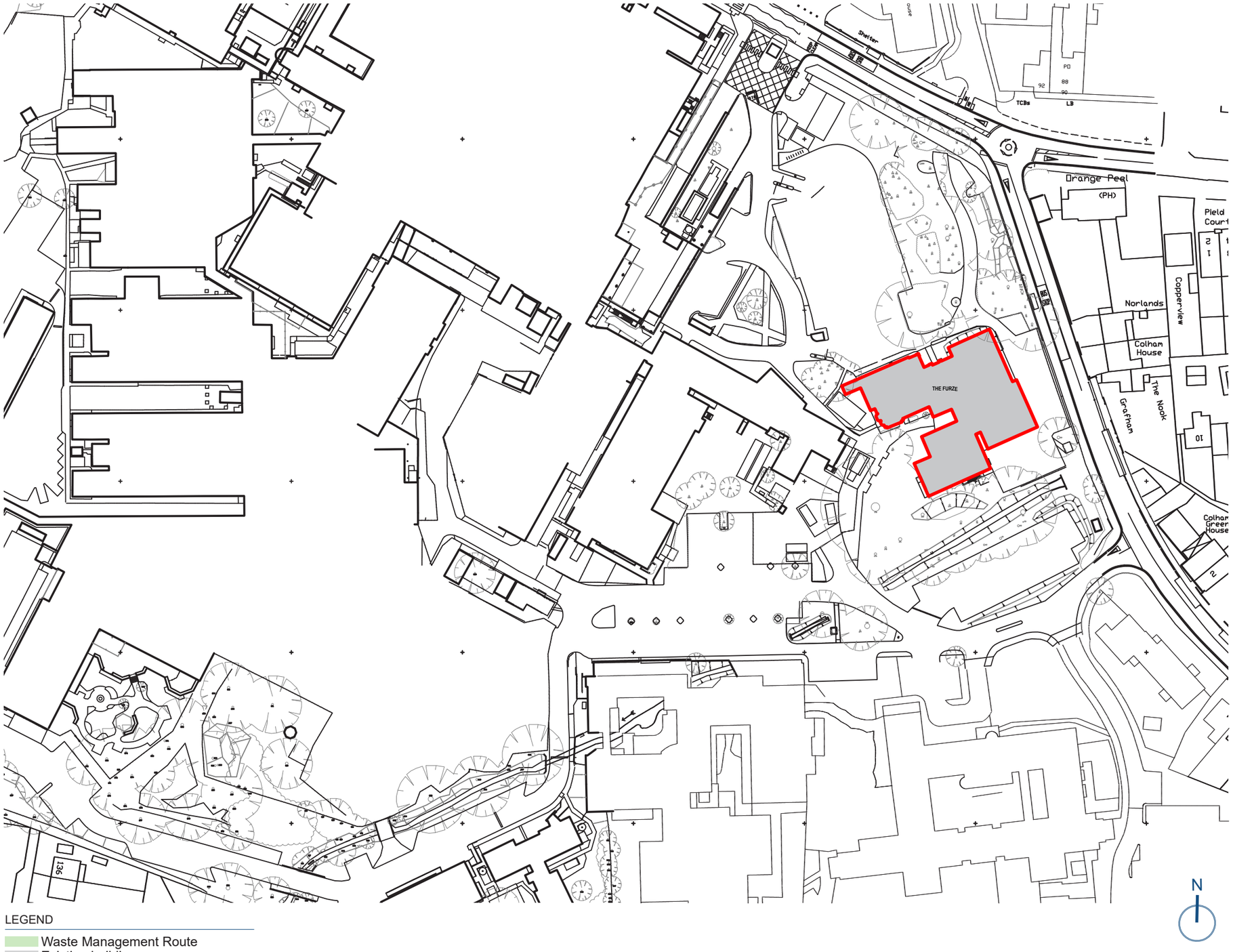
Client:	The Hillingdon Hospitals NHS Foundation Trust
Project Management :	Northmores
Architect:	Llewelyn Davies
Heritage & Planning Consultant:	Savills
Structural and Civil Engineers:	Campbell Reith
MEP and Acoustics Engineers:	Couch Perry Wilkes
Cost Consultant:	Ridge
Transport Consultant:	Mott MacDonald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



1 Introduction

0.2 Site Analysis

2 Site Appraisals



LEGEND

Waste Management Route
Existing buildings
Access Routes

Figure 2.1, Site Boundary Plan

2.0 Site Appraisals

The site is located at:
The Furze, Hillingdon Hospital, Pield Health Road, Uxbridge, Middlesex,UB8 3NN.

Site Area

The extent of land covered by the proposal is set out in Figure 2.1. within the red boundary line.

Site Character

The Furze original Building was constructed in the 19th century, the façade has delicate features 3 French windows with architraves, the roman Doric ½ columns and pilaster on the ground floor windows. The listed fabric is in poor condition, the new extension constructed approx. in the 1970s for the Nurses office. The building has many various shapes of roofs and different facades. The site is surrounded by parking for the Hospital, with overgrown landscaping.

Car parking is mainly distributed to the North and East of the Furze and the rear.

The site is exposed from the North, and enclosed from the East side by an old wall facing Colham Green Road. The Furze was categorised by Historic England as Grade II listed in 1974.

Building condition and character

The existing Grade II Listed Buildings at present appear to be in poor condition (from Condition Survey) and recommendations are proposed in the following sections of the study. Pre-application advice received on the wider site has indicated that a number of improvements could be made to the listed building.

Site History and Conservation Area

The site does not lie within a Conservation Area. The Furze was originally built as a nurses home on the grounds of which are currently being used as offices

2.1 Site Opportunities & Constraints

Location
The hospital site is located within a residential area and Hillingdon Hospital.

Access
The building has several entrances. However, the Main Entrance to The Furze is through the North façade, which welcomes visitors into the 'pink' painted hall. The entrance can be used as a drop-off by vehicles or pedestrians travelling in via public transport.

All-access to the building is step-free, with ramps located on the South and West facade, overlooking the existing green spaces.

The South Eastern access through Colham Green Road is for delivery and maintenance, and this road is shared with Hillingdon Hospital.

Views and Vistas
The Main Entrance overlooks the existing car parking and the hospital. The Southern part of The Furze is enclosed by trees and landscaping, providing privacy. Views into the site are not limited, but there is a level of privacy provided by the existing deep-set windows and trees surrounding the site.

Heritage
The Furze is a Grade II Listed Building and is discussed in the following section. A carefully considered and holistic approach is therefore required with regards to the proposal to develop the site.

Flood Risk
The site is on a slight gradient with a stream of water to the South. The government flood warning information survey states thats the site has potential to have a high level of floods in case of heavy volume of rainfall. However, generally it is a low risk. Levels around the site would need to be determined to ascertain levels of potential flood risk to the buildings.

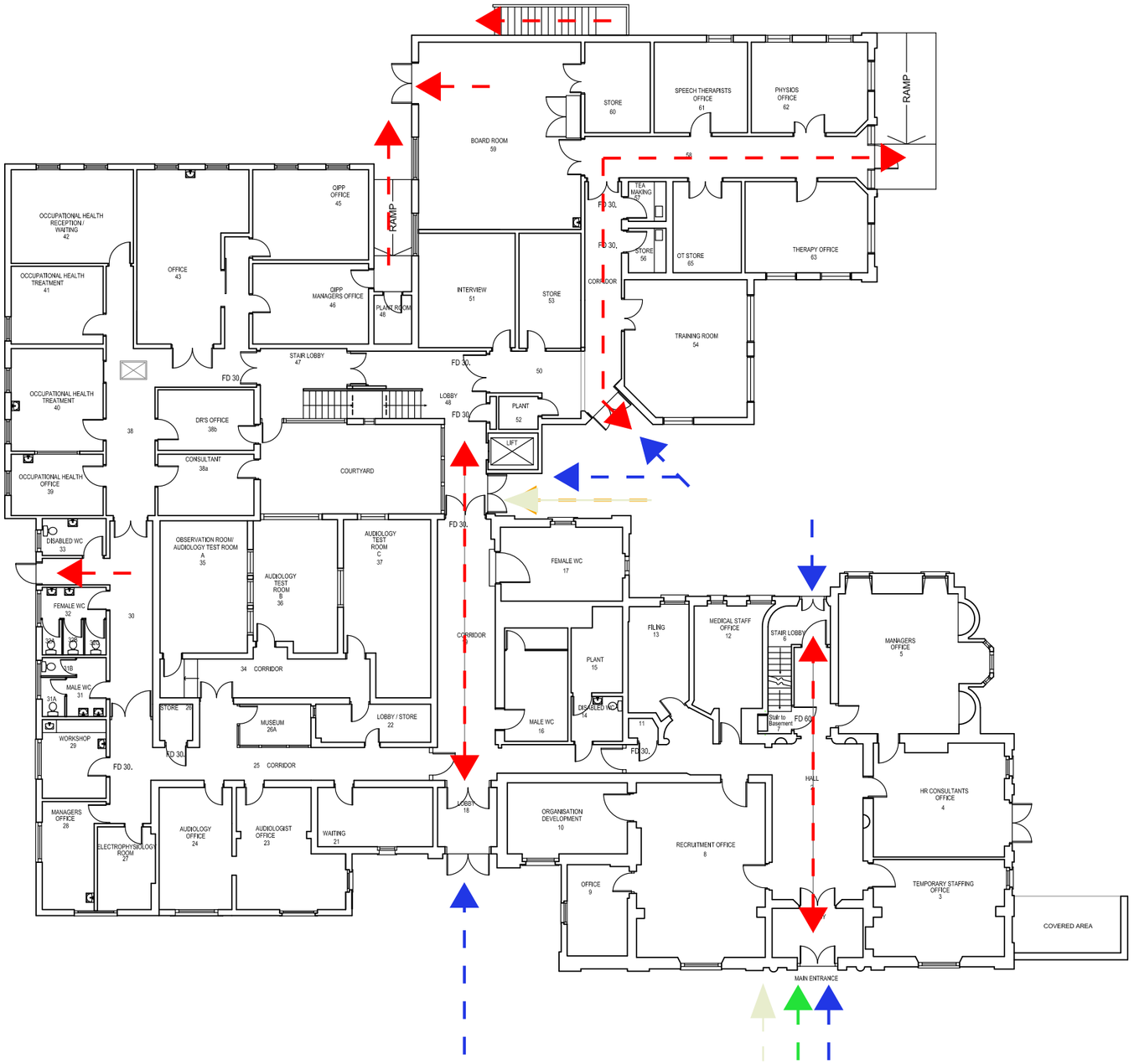
Construction Disturbance
Careful consideration is given to neighbouring properties during construction and measures taken to reduce disruption and disturbance, given the proximity to residents.

Landscape
The mature tree roots affect the existing structure; the majority of these trees are listed; therefore, it is a concern and a constraint to the building's construction and life span.

There is no major proposed work to the current landscape; only minor change lies between the Emergency Centre and the Furze southeast entrance. An appropriate hardscape andscape for bed movement would replace the existing hard landscape.

Bats
The building has been surveyed for bats and will be monitored for any such activity that will need to be addressed before construction works commence.

2.2 Existing Circulation & Access



Existing Access

The original building was designed as a home and not for the current purpose. However, The Furze is easily accessible from all points of the site. There are fire door restrictions on each corridor, sectioning the buildings into departments.
Space standards are good, and corridors are generally 1m wide. Existing door widths are 1m with one lift located in the centre of the building between existing and the new connections. The existing lift does not comply with current standards as per The Approved Building Regulations (Part M) and Health Building Notes.

Disabled Access

The design must support dignified and easy access to and within historic buildings for disabled people. Suitable disabled access, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all users. Two points of disabled access are noted on the drawing.

Internal Access

The internal access through The Furze is via corridors separated by fire doors and partitions. The main access to the building welcomes you into a small hall used as a waiting room, leading to a single corridor leading to the examination rooms and offices. The main stairs in the hall seem to be part of the original fabric, leading only to the first floor offices. The second floor of the building is only accessed via the stairs to the south.

Vertical Circulation & Stair Cores

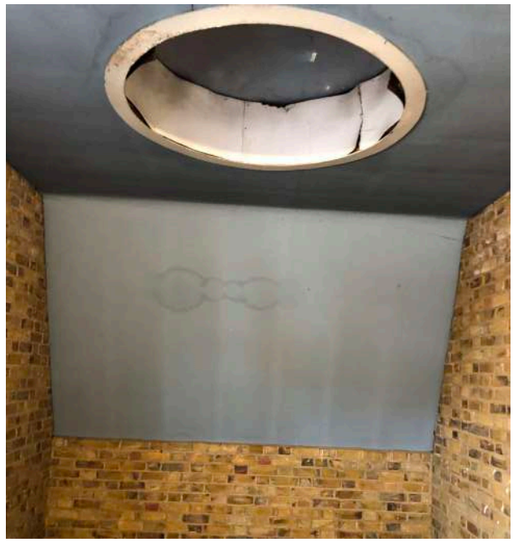
The existing building has one internal staircase. The newer extension includes one main stair core and 1no. lift. The design team has investigated options to comply with the approved document M.
All works will have to be reviewed and agreed upon with the Conservation Officer.t.

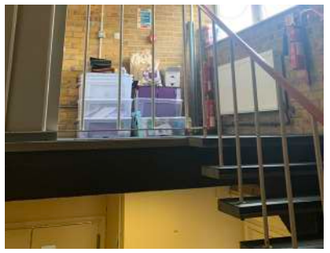
LEGEND

- Disabled Access point
- Emergency Egress
- Patient Access
- Staff Access

N

2.3 Existing Site Photographs





2.3 Existing Site Photographs

2.4 Existing Floor Plan

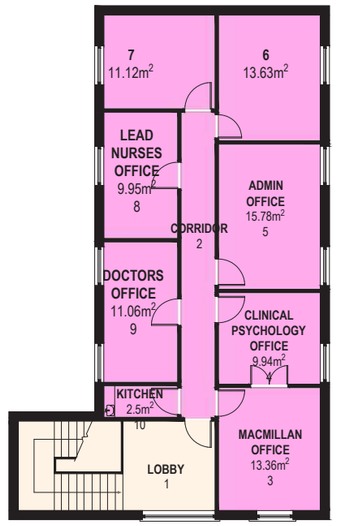
LEGEND

- HR
- Plant
- Finance
- Child Audiology
- Oncology
- Occupational Health
- In-Patient Speech Therapy
- Medicine
- Supplies
- IT
- Paediatrics
- Shared Areas
- Circulation

N Scale 1:200@A3

2.4 Existing Floor Plan

FIRST FLOOR



SECOND FLOOR

N

Scale 1:200@A3

LEGEND

- HR
- Plant
- Finance
- Child Audiology
- Oncology
- Occupational Health
- In-Patient Speech Therapy
- Medicine
- Supplies
- IT
- Paediatrics
- Shared Areas
- Circulation

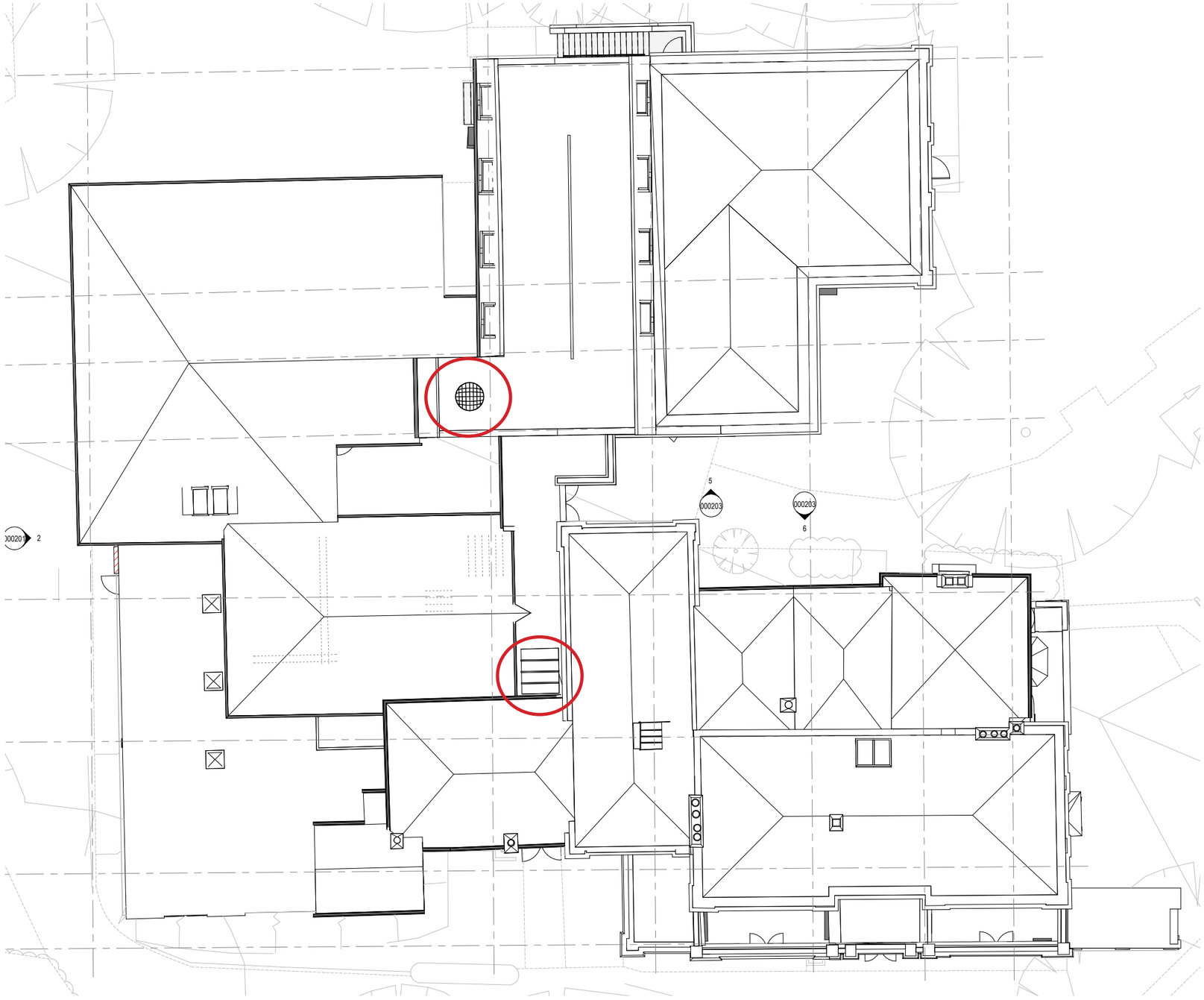
2.4 Existing Roof Plans

Location Roof Works

The roof of the Furze has not been maintained for years; lack of maintenance caused blockage of the gutters, missing lead, broken tiles ..etc, the project team has been requested to retain the existing roof and repair where needed.

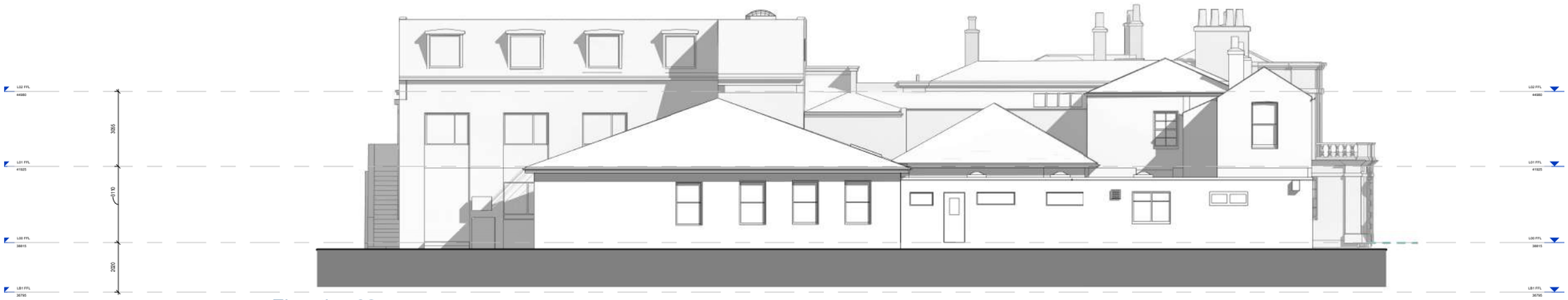
It's believed that the missing lead flashing and tiles are currently causing leaks and damp problems within the walls from visual inspection and the condition survey. The team has identified the various issues with the roof and recommends extensive remedial works. Therefore a damp survey will be undertaken to understand the extent of the damage and repair method.

Furthermore, The roof light to the rear extension on the second floor (Highlighted in red) is damaged and covered to minimise rainwater leaks. Therefore its been proposed to repair the damage and replace the roof light if required.



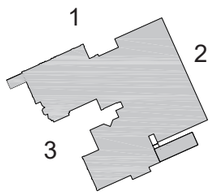
2.5 Existing Elevation

Elevation 01



Elevation 02

Elevation 03



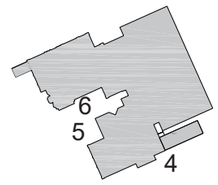
Scale 1:200@A3

2.5 Existing Elevation

Elevation 04

Elevation 05

Elevation 06



2.6 Existing Schedule of Accommodation

Building Name The Furze -Existing layout
Hospital The Hillingdon Hospital
Client Hillingdon Hospitals NHS Foundation Trust
Total NIA (m²) 1,787.60

Building Department Name	Ground Floor Area (m²)	First Floor Area (m²)	Second Floor Area (m²)	Total
The Furze - HR	380.8	0	0	380.80
The Furze -Finance	19.5	238.3	0	257.80
The Furze - Plant	14.6	0	0	14.60
The Furze - Child Audiology	208.3	0	0	208.30
The Furze -Oncology	22	5	99.3	126.30
The Furze - Occupational Health	62.9	6	0	68.90
The Furze -In-Patient Speech Therapy	72.3	7	0	79.30
The Furze - Paediatrics	0	39.3	0	39.30
The Furze - Medicine	0	61.6	0	61.60
The Furze - IT	0	25.9	0	25.90
The Furze - Supplies	0	33.5	0	33.50
The Furze - Communal Spaces	65.8	36.2	0	102.00
The Furze - Circulation	252.6	127.9	8.8	389.30

Total Room NIA (m²)		1,296.30
Comms NIA (m²)		491.30
Total NIA (m²)		1,787.60

2.7 Planning Policy,Framework Regulations and Design Considerations

Planning Constraints

The Furze is located within the London Borough of Hillingdon(LBH). According to the LBH, the site falls under the following planning constraints:

Listed Buildings of Grade II
Environment Agency Flood medium Risk Zone
Building Structures and works Exceeding 90metres

Planning Application:
The only new external addition to the Fruze is the external new A/C unit located to the rear of the building.
Furthermore, following the proposal of adding new fixed partitions to the interior rooms within the extension, we must be granted listed building consent before the commencement of any work.

Planning policy and guidance encourages the continued use of the building as a 'hospital' as stated in the Conservation Area design guidelines. The Trust must ensure the proposal accommodates departments in a modern facility with rooms large enough to deliver services and with appropriate finishes and MEP services to meet design guidelines and recently updated building regulations.

Building Regulations And Fire

The latest building regulations set out requirements with which individual aspects of building design and construction must comply in the interests of:

- The health and safety of building users;
- Energy conservation; and
- Access to and use of buildings.

General Building Regulations.

The design team has worked closely with Stroma building control, who has reviewed the drawings and recommended that all new proposals are to meet the latest building regulations guidelines, including circulation and space requirements, access and sanitary provisions.
Furthermore, due to the listed building constraint, many of the approved documents are not complied with as it falls under listed building protection.

Asbestos

A full review asbestos to be carried out throughout the building and must be removed prior to any work commencing on site.

BREEAM:

The Design Team will promote commercially feasible low environmental impact design solutions and will work closely with the project cost consultant to guide the team along with the lowest capital and whole life cost route to achieving these goals. However, due to the nature of the building, there might be few constraints to work on achieving a very good BREEAM mark.

The design team is currently working closely with the client and the BREEAM Assessor to ensure we achieve the high important categories of the BREEAM Requirement.

The team will efficiently coordinate the collation of BREEAM evidence at both the design and post-construction stages and compile reports to facilitate certification.

2.8 Original Fabric & Later Date Extensions

Heritage And Conservation Area
Character and Appearance

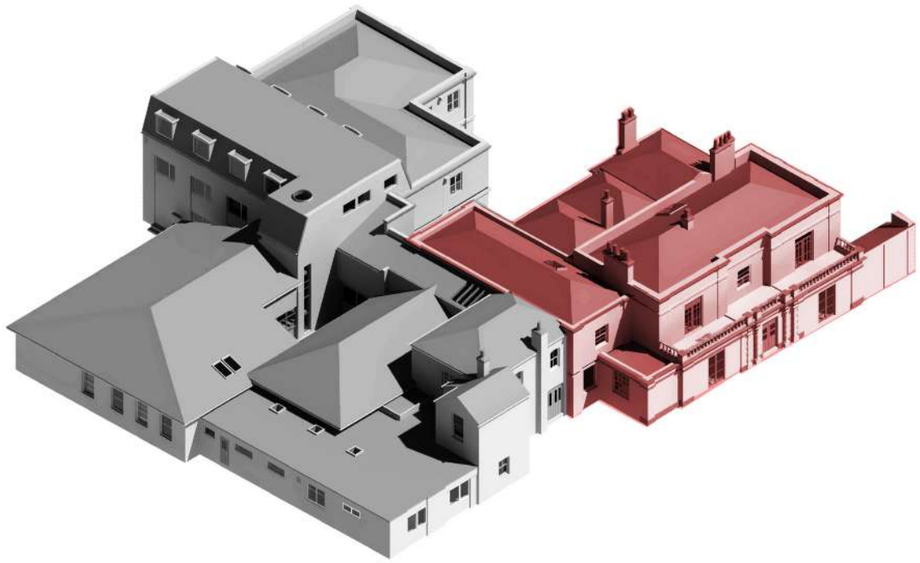
The Furze does not lie in a conservation area. It is noted that the original features of The Furze are to be retained with details to be renovated and made good to match existing. The proposal is enclosed within secure boundary walls to the East, which should lessen any change in the surrounding areas.

The primary interest will be to repair and restore the external historic character and the possible removal of later additions that detract from the historical character; however, due to the risks on the programme and cost, there would be no proposed alterations to the external fabric.

Historic England Factual Details
Historic England lists the following information:

The Furze, Nurses Home in Ground of Hillingdon Hospital falls under the Grade II listing. First listed 06.09.1974.

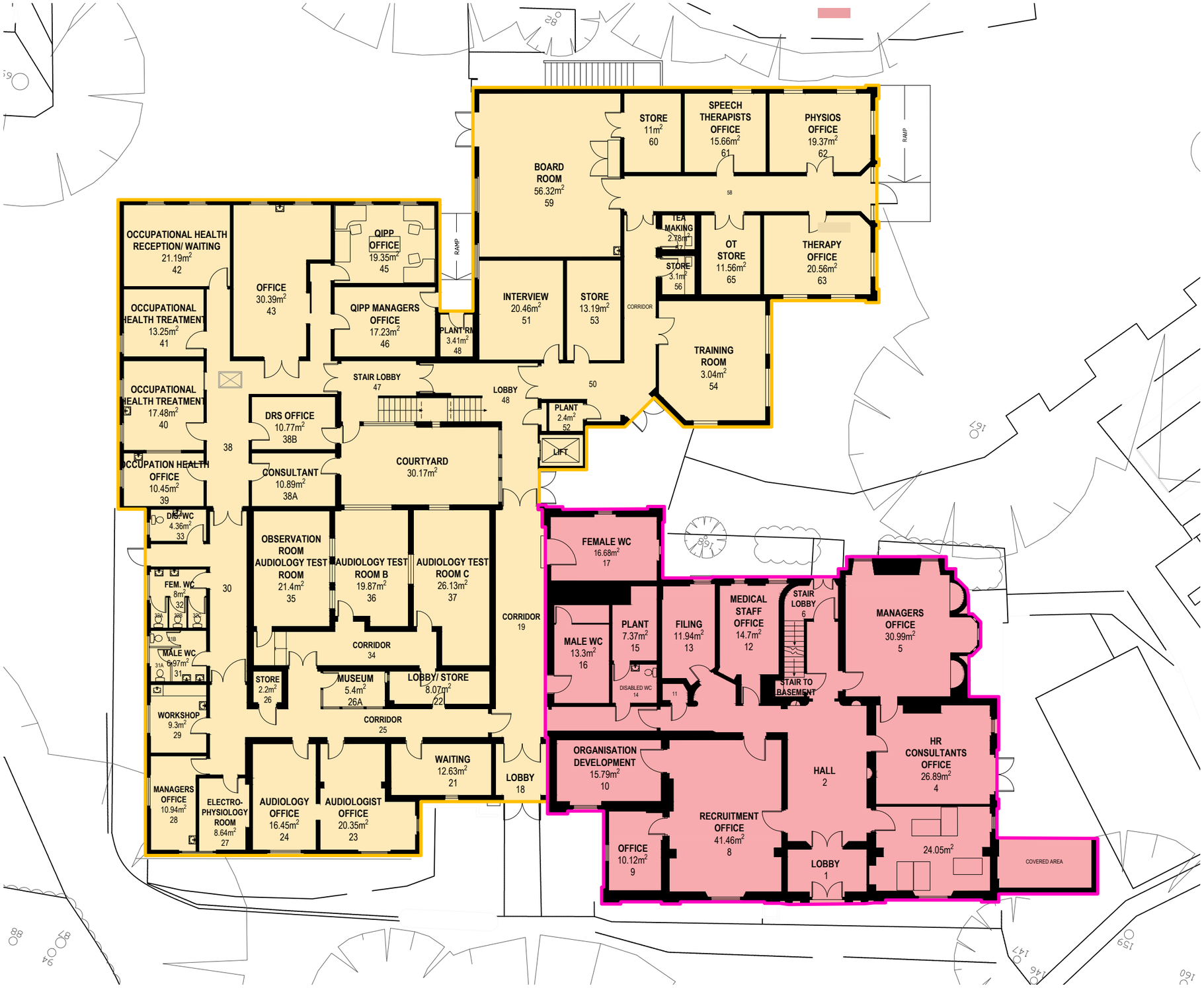
Savills Planning is supporting and advising on all planning requirements and heritage considerations.



2.9 Original Fabric & Later Date Extensions

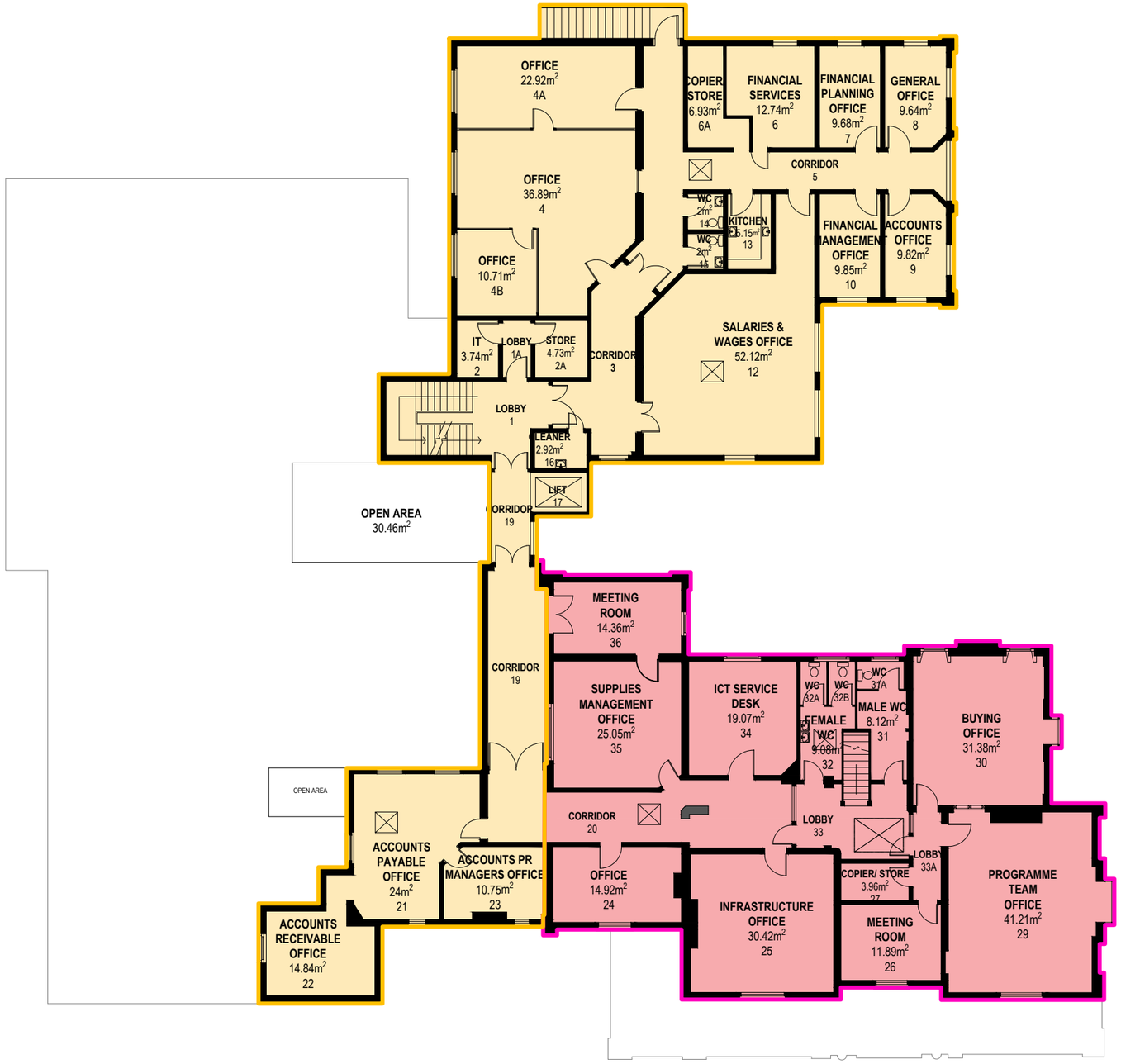
Illustrating the extent of the original Georgian building,early 19th Century, which is highly protected and to which only minimal alteration would be acceptable, such as repair, making good and replacing like for like.
(all original internal partitions are to be retained).

Illustrating the extent of later extensions ranging from the Victorian era to the 1990s, the Trust's Heritage consultant is of the opinion that alterations and removal of internal partitions would not be contentious in historic building terms; and that any alerations to the external fabric should be acceptable if they result in a betterment.

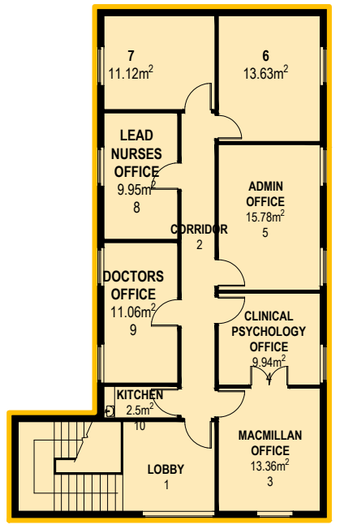


2.9 Original Fabric & Later Date Extensions

FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

LEGEND

- Later extensions ranging from the Victorian Era to most recent 1990s era
- Main Georgian building, early 19th Century

N

2.10 Listed Landscape - Protected Trees, Topographical Plan

Protected Trees

Law protects certain trees within the UK through Tree Preservation Orders (TPOs) and planning conditions within the planning system; therefore, any changes and alteration to the locations of the existing listed trees will require planning permission first.

The current proposal is to retain all the trees, as no extension to the building is proposed; therefore, the roots of the existing trees do not cause any issues.

Tree Constraints Report by Landmark trees states the need to retain the Category A and B trees. Most Category C trees are in fair condition and are fairly protected but could be removed and relocated if necessary. The arbor culturalist's recommendation is to retain the trees where possible.

The key relates to the categories shown on the tree survey plan.

NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

Landmark Trees

Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU
Tel: 0207 851 4544 Mobile: 07812 989928
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: Hillingdon Hospital, The furze Building	1:200@ A0
Drawing Title: Arboricultural Impacts Assessment	March 2021

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

Category — Crown Spread — Tree Number — Species — Category — Root Protection Area

Tree Position Approximate (not shown on original survey)

Tree Felled To Facilitate Development

3.0 Design Evolution

3.1 Proposed Repair to The Furze Roof

Proposed Design

The current proposal for the Furze is as following:
Refurbishing the existing building, ensuring its complaint with HBN and infection control to suit the clinical use.

The building will occupy four departments
Audiology
Haematology
Education and Training
Admin offices

Each of these departments is isolated from the other with its designated entrance for security reasons and patient well being.

External Proposal:

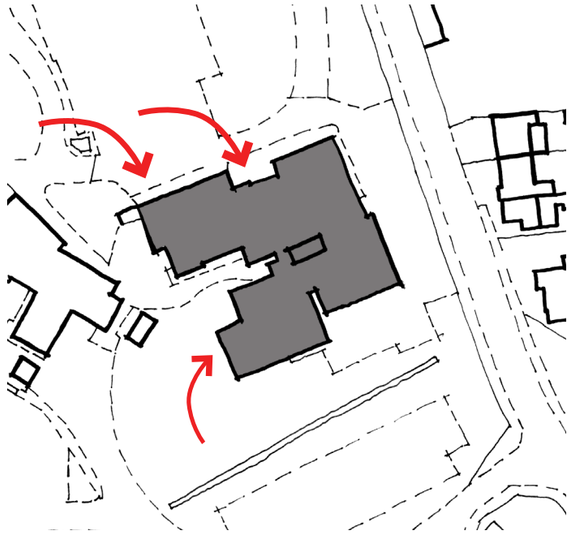
External doors are generally in poor conditions; the front entrance door appears to be a modern hardwood replacement. However, other entrance doors are original with a single glazed vision panel; therefore, high-quality replacement is considered.

Windows to the original building are single sliding/casement windows. However, the extension windows are mostly single glazed, double glazed and modern UPVC; therefore, its been proposed to replace the damaged and broken single glazed windows with new single glazed timber windows.

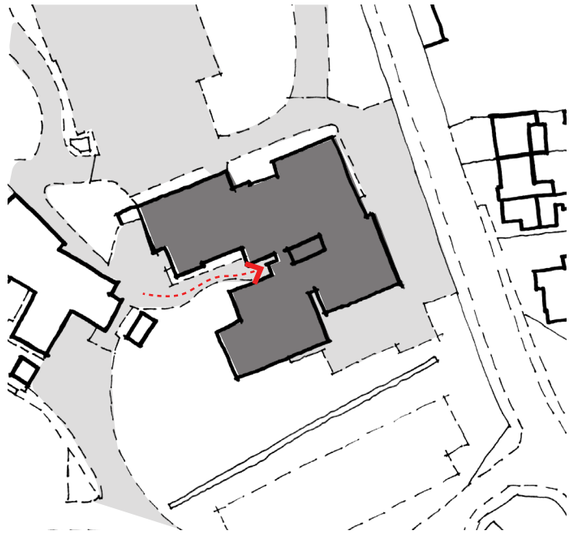
Additional secondary glazing is to be added internally to meet acoustic rating within the Audiology department following an agreement with local Authority of Hillingdon.

The roof of the Furze has not to be maintained for a long time. Therefore an extensive repair might be needed; new tiles/ flashing/ gutters to replace damaged, broken and missing elements.

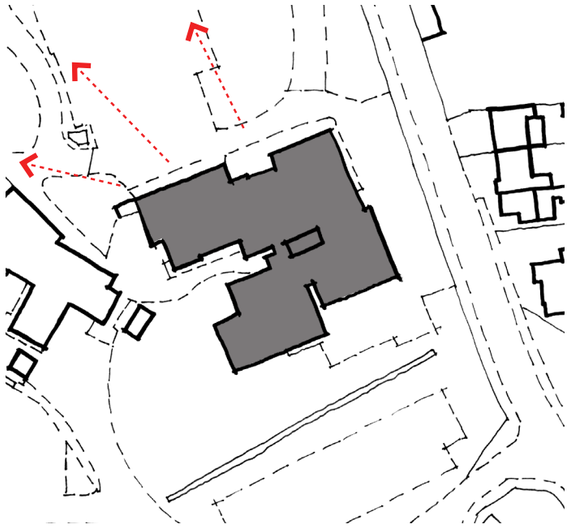
All damaged gutters are to be replaced like for like; additional RWP is required for roof drainage.



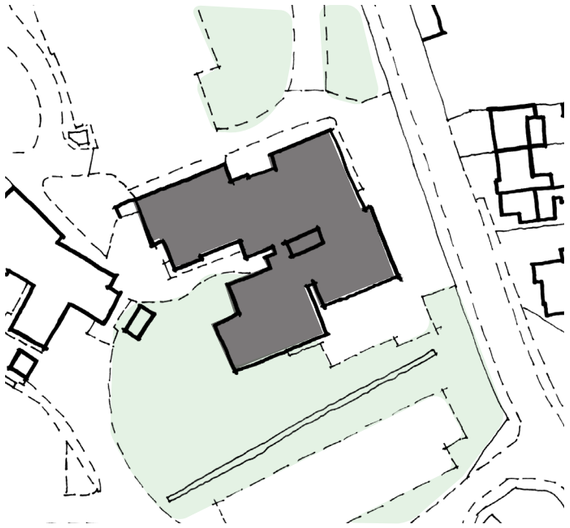
Option 1 Main Entrances - For Adult Audiology and the Clinical Admin and Haematology



Access - Staff access/ Education Centre



Context - Proximity to Hospital and transport links (buses, primary routes etc)



Green Space

3.2 Proposed Route from Haemotology and the hospital

Design Consideration

The design team is currently investigating the patient route linked between the Haemotlogy (The Furze) and the emergency department (Main Hospital) as indicated on the plan. Throughout careful consideration, the only feasible route is through the maternity building, which provides less external exposure and step-free access. However, there are few constraints we must consider:

- The pavement of the route. Currently, this route is not suitable for patient bed. Would this need bed tracks within the hard pavements? or new pavement to be provided.
- External lighting.

For the next stage, the design team would complete a deep investigation of the route and what other elements need to be considered.

3.3 Proposal - Ground Floor

Proposed Design:

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

Education Centre:	225.70 m2
Haematology:	278.70 m2
Audiology:	194.60 m2
Offices:	904.30 m2

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

Education centre sit on Ground Floor.

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

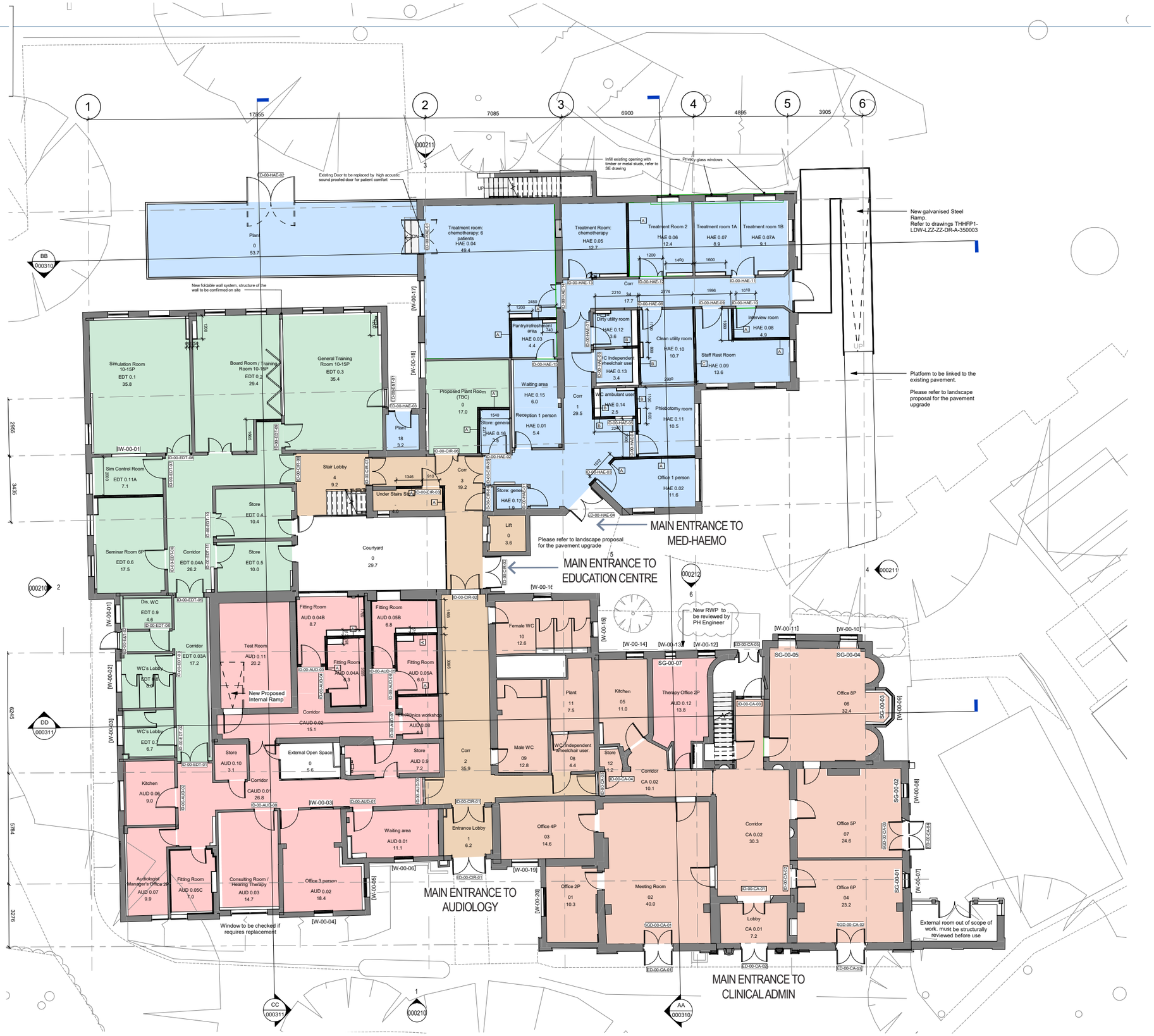
Adult Audiology on Ground Floor.

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%.

The Design Team advises that The Furze's interior features (main stair and hallway) be retained- following review by Planning and Heritage Consultant.

Existing entrances have been retained.


MAIN ENTRANCE TO MED-HAEMO
MAIN ENTRANCE TO EDUCATION CENTRE
MAIN ENTRANCE TO AUDIOLOGY
MAIN ENTRANCE TO CLINICAL ADMIN
New galvanised Steel Ramp. Refer to drawings THHFP1-LDW-LZZ-ZZ-DR-A-350003
Platform to be linked to the existing pavement.
Please refer to landscape proposal for the pavement upgrade
Existing Door to be replaced by high acoustic sound proofed door for patient comfort
Infill existing opening with timber or metal studs, refer to SE drawing
Privacy glass windows
New foldable wall system, structure of the wall to be confirmed on site
New Proposed Internal Ramp
New RWP to be reviewed by PH Engineer
Window to be checked if requires replacement
External room out of scope of work. must be structurally reviewed before use
Simulation Room 10-15P EDT 0.1 35.8
Board Room / Training Room 10-15P EDT 0.2 29.4
General Training Room 10-15P EDT 0.3 35.4
Sim Control Room EDT 0.11A 7.1
Seminar Room 6P EDT 0.6 17.5
Corridor EDT 0.04A 26.2
Store EDT 0.4 10.4
Store EDT 0.5 10.0
Courtyard 0 29.7
Stair Lobby 4 9.2
Under Stairs Stor
Corr 3 19.2
Proposed Plant Room (TBC) 0 17.0
Plant 18 3.2
Plant 0 53.7
Treatment room: chemotherapy: 6 patients HAE 0.04 49.4
Treatment Room: chemotherapy HAE 0.05 12.7
Treatment Room 2 HAE 0.06 12.4
Treatment room 1A HAE 0.07 8.9
Treatment room 1B HAE 0.07A 9.1
Corr 34 17.7
Pantry/refreshment area HAE 0.03 4.4
Waiting area HAE 0.15 6.0
Reception 1 person HAE 0.01 5.4
Corr 1 29.5
Dirty utility room HAE 0.12 3.6
Clean utility room HAE 0.10 10.7
Staff Rest Room HAE 0.09 13.6
Interview room HAE 0.08 4.9
WC Independent wheelchar user HAE 0.13 3.4
WC ambulant user HAE 0.14 2.5
Phlebotomy room HAE 0.11 10.5
Office 1 person HAE 0.02 11.6
Lift 0 3.6
Dis. WC EDT 0.9 4.6
Corridor EDT 0.03A 17.2
WC's Lobby EDT 0.8 3.9
WC's Lobby EDT 0.7 6.7
Test Room AUD 0.11 20.2
Fitting Room AUD 0.04B 8.7
Fitting Room AUD 0.04A 4.3
Fitting Room AUD 0.05B 6.8
Fitting Room AUD 0.05A 6.0
Corridor CAUD 0.02 15.1
Electronics workshop AUD 0.08 4.1
Store AUD 0.10 3.1
External Open Space 0 5.6
Store AUD 0.9 7.2
Kitchen AUD 0.06 9.0
Corridor CAUD 0.01 26.8
Waiting area AUD 0.01 11.1
Entrance Lobby 1 6.2
Audiologist Manager's Office 2P AUD 0.07 9.9
Fitting Room AUD 0.05C 7.0
Consulting Room / Hearing Therapy AUD 0.03 14.7
Office 3 person AUD 0.02 18.4
Female WC 10 12.6
Male WC 09 12.8
Plant 11 7.5
Kitchen 05 11.0
Therapy Office 2P AUD 0.12 13.8
WC Independent wheelchair user. 08 4.4
Store 12 1.2
Corridor CA 0.02 10.1
Office 4P 03 14.6
Office 2P 01 10.3
Meeting Room 02 40.0
Corridor CA 0.02 30.3
Lobby CA 0.01 7.2
Office 8P 06 32.4
Office 5P 07 24.6
Office 6P 04 23.2
SG-00-05
SG-00-04
SG-00-07
SG-00-03
SG-00-02
SG-00-01
SGD-00-CA-01
SGD-00-CA-02
SGD-00-CA-03
ED-00-CA-01
ED-00-CA-02
ED-00-CA-03
ED-00-CIR-01
ED-00-CIR-02
ED-00-CIR-03
ED-00-HAE-04
ED-00-HAE-02
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ID-00-HAE-39
ID-00-HAE-40
ID-00-HAE-41
ID-00-HAE-42

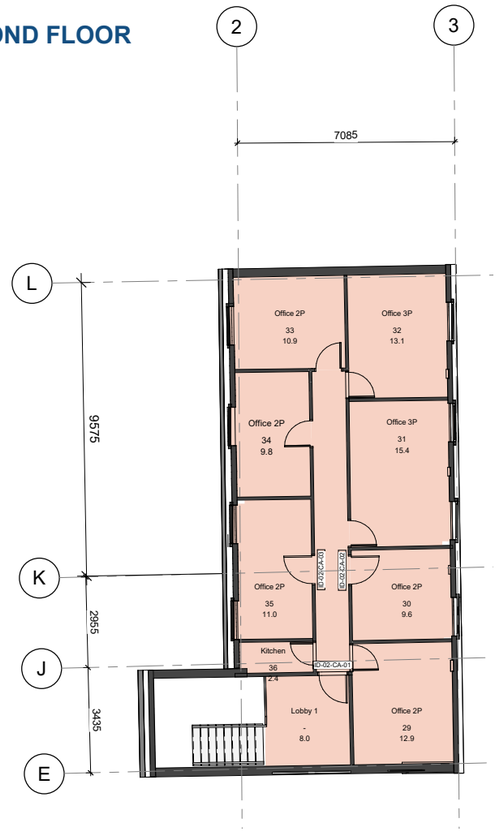
3.3 Proposal - First and Second Floor

Department Legend

Clinical Admin

FIRST FLOOR

SECOND FLOOR



Proposed Design:

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

LEGEND

- Education
- Haematology
- Office
- Shared comms

N

Scale 1:200@A3

3.4 Proposed Elevation

1. Existing roof is 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 rooflight 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 (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).

6. New treated timber fence enclosure to A/C Plant to be positioned in front of existing facade.

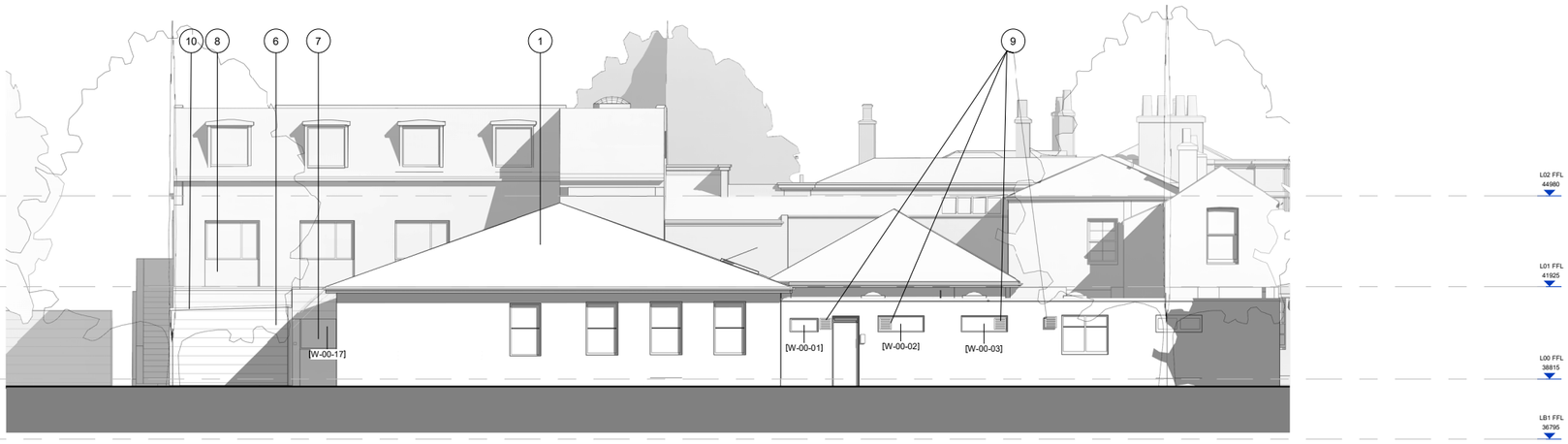
7. Existing windows & doors to be repaired or replaced like for like (Extent of the work to be agreed with local authority following further assessment and secured by planning condition).

8. Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good. New rendered rainscreen panel non-combustible cladding system to be installed in lieu of the removed timber.

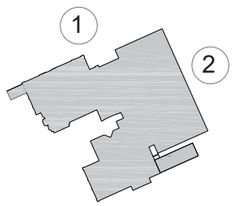
9. New ventilation grille locations following MEP design

10. 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 plantroom to prevent unauthorised access.)

Elevation 01

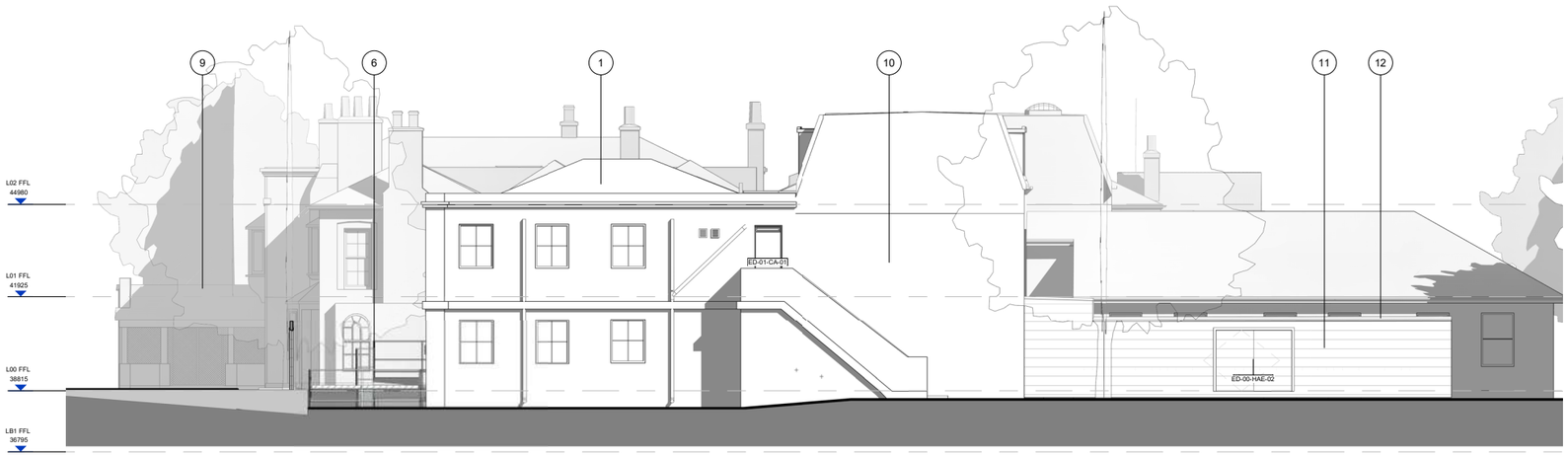


Elevation 02



Scale 1:200@A3

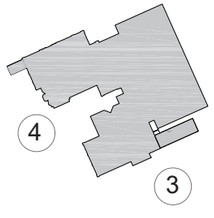
3.4 Proposed Elevation



Elevation 03

Elevation 04

Scale 1:200@A3



1. Existing roof is 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.

4. All existing guttering to be made good and replaced like for like. Further discussions to be had with MEP Engineer.

5. New paint finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish.

6. New ramp to be installed for compliance with Building Regulation

7. Existing windows & doors to be repaired or replaced like for like where needed (Extent of the work to be agreed with local authority following further assessment and secured by planning condition).

8. Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good. New rendered rainscreen 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 infront of the existing facade.

12. 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 plantroom to prevent unauthorised access.)

13.New Grille to be installed following MEP Design

3.4 Proposed Elevation

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 rooflight above 3 storey stairwell to be replaced like for like following further inspections on site 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 (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).

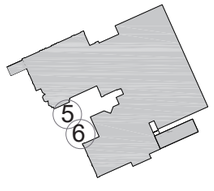
5.Existing windows & doors to be
repaired or replaced like for like where required (Extent of the work to be agreed with local authority following further assessment and secured by planning condition).

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)

Elevation 06

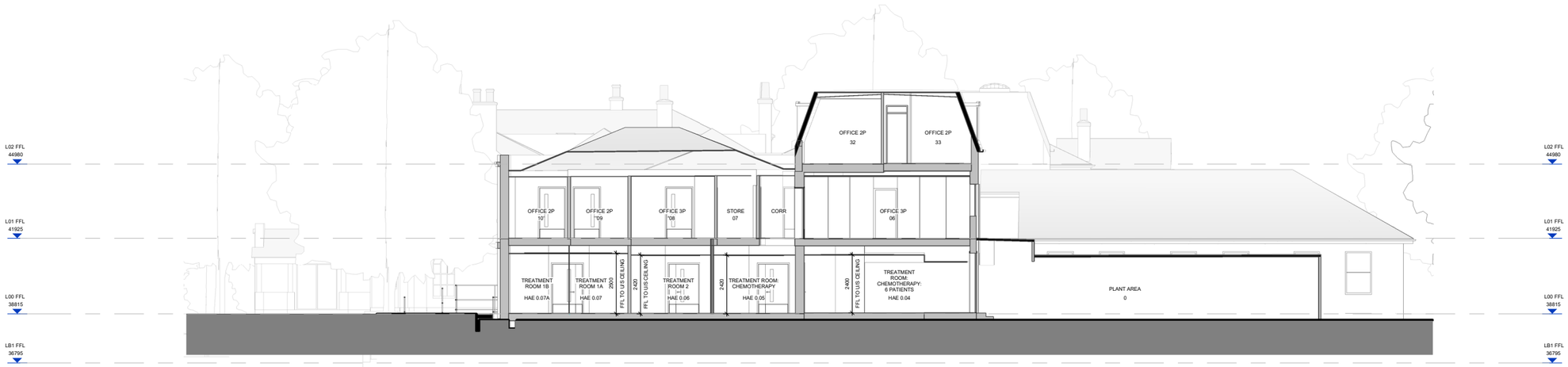
Elevation 05



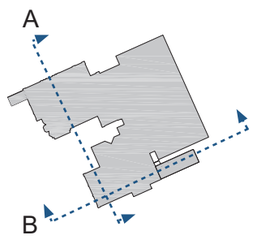
Scale 1:200@A3

3.5 Proposed Sections

Section AA



Section BB



Scale 1:200@A3

3.5 Proposed Sections

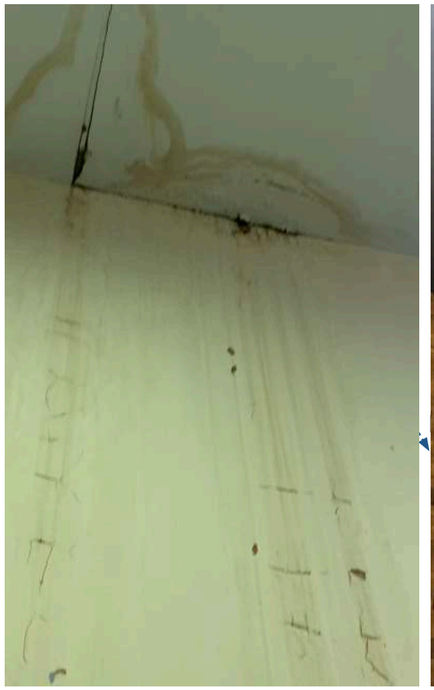
Section CC

Section DD

C

Scale 1:200@A3

3.6 Internal Repair



Internal proposed repair

The Furze building is in poor condition.Therefore, it required repair overall, but due to budget constraints, the team have identified the following items that must be addressed within the project for the building to be operational, safe and compliant. The project team recommends an extensive refurbishment programme to be carried out as soon as it is practicable.

- Internal walls and partitions, most of the original internal walls are solid brickwork, timber-framed construction clad with plaster, and recent additional partitions of plasterboard; the internal walls are generally fair condition, there is some visible cracking at the head of the walls.
- The first and the second-floor levels have active damp penetration caused by faulty rainwater drainage and defective blocked gutters.
- Damage to internal fabric is to be made good or replaced and faulty drainage and roof fabric rectified.
- Flooring: the floors internally are generally in a fair condition, worn out from consistent use; repairs are to include: maintaining floorboards, adding damp-proof membranes, and replacing the finishes with better quality (carpet/vinyl) tiles where needed.(Further, inspection will be required to ensure the floorboards and joists are fit for purpose and have not been affected by any wood-boring insect infestation or decay).
- Ceiling: Most of the Ceiling in the building is modern plasterboard, and original lath and plaster remain in some sections of the original Georgian building, mostly in fair condition. However, replacement of the ceiling boards is required.
- WC: as seen in the images, a few of the WC facilities within the Furze require repair or upgrading.

Breathable paint introduced to replace the unbreathable original in order to reduce dampness. The limewash also has no VOC content.

3.6 **Proposal -** External doors and windows to be replaced

ED-00-CA-01

ED-00-CA-02

ED-00-HAE-01

ED-00-E&T-02

W-00-01/02/03

W-00-04

W-00-05

W-00-6

W-00-07

ED-00-CA-03

ED-00-CA-04

ED-00-HAE-03

ED-00-HAE-04

W-00-08

W-00-09

W-00-10/11/12/14/16

W-00-15

W-00-18/19

ED-00-CA-05

ED-00-CIR-02

ED-00-CIR-01

W-00-19

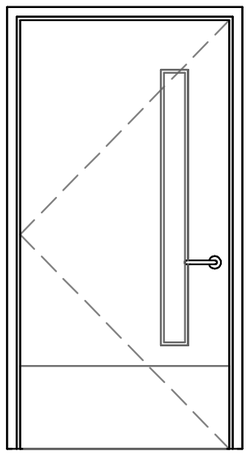
W-00-20

W-01-1

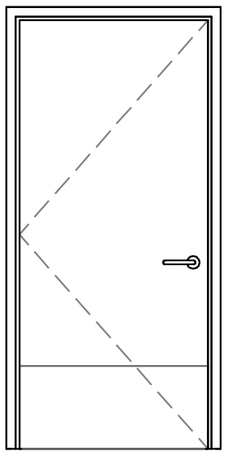
W-01-02

W-01-03

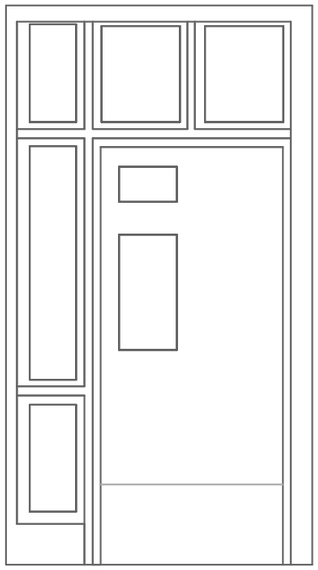
4.0 Proposal - Adult Audiology



ID-00-AUD-01/03 /04/05/06/08/10/11



ID-00-AUD-02/07



ID-00-AUD-09

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

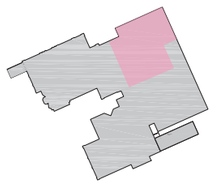
Audiology: 194.60m2

- Room adjacency and areas are based on existing provisions and SoA.
- The Audiology department will be located on the ground floor of the extension of the Furze
  Adult Audiology at Ground Floor, replacing the current location of pediatic Audiology.
- The layout is based on retaining as many existing room layouts; based on the advised schedule of areas, the key stakeholders have discussed and signed off all the arrangements.
- All existing walls are to be retained. With minor additional partition walls to the fitting room.
- The test room will be set up as a room within a room to provide a soundproof space; this might lead to further floor strengthening to hold the weight of the soundproof booth.
- All fitting room and hearing therapy room to be acoustically viable to undertake the work, therefore an acoustic lining has been added to the room.
- All Skirting within the clinical spaces to be removed and new coping skirting to be introduced to comply with infection control
- The highlighted (images) internal doors are to be replaced like for like due to their poor condition and fire compartmentation. All other existing doors are to be retained and repainted.
- New suspended ceiling to be intruded to reduce noise vibration from the floor above and within the room (Please refer to drawing series 42000 for the type of ceiling introduced

4.1 Proposal - Adult Audiology Plan

GROUND FLOOR

Scale 1:100@A3

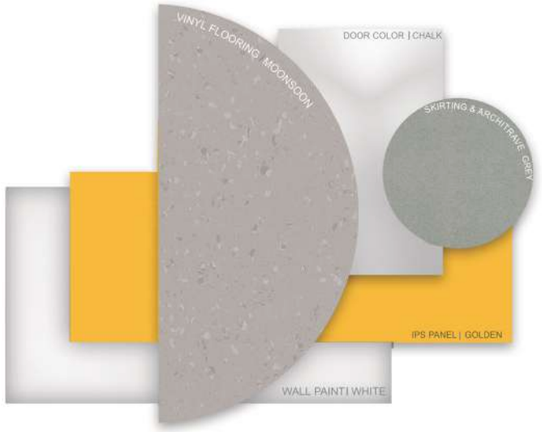


4.2 Proposal - Adult Audiology SoA

Building Name	Level	Room Number	Room Name	Room Area (m^2)
Adult Audiology	0	0.01	Waiting area	11.1
Adult Audiology	0	0.03	Consulting room/Hearing therapy	14.30
Adult Audiology	0	0.04A	Fitting room	6.50
Adult Audiology	0	0.04B	Fitting room	8.80
Adult Audiology	0	0.05B	Fitting room	6.80
Adult Audiology	0	0.05A	Fitting room	6.00
Adult Audiology	0	0.08	Electronics workshop/ Laboratory	4.30
Adult Audiology	0	0.11	Test room	16.80
Adult Audiology	0	0.05C	Fitting room	7
Adult Audiology	0	0.12	Therapy office	13.80
Adult Audiology	0	0.07	Audiologist managers office	9.90
Adult Audiology	0	0.02	Office	18.40
Adult Audiology	0	0.9	Store	7.20
Adult Audiology	0	0.1	Store	3.10
Adult Audiology	0	0	External open space	5.60
Adult Audiology	0	0.06	Kitchen	9.00
Adult Audiology	0		Circulation corridors	46.00

Total Rooms	17
Total NIA (m2)	194.60

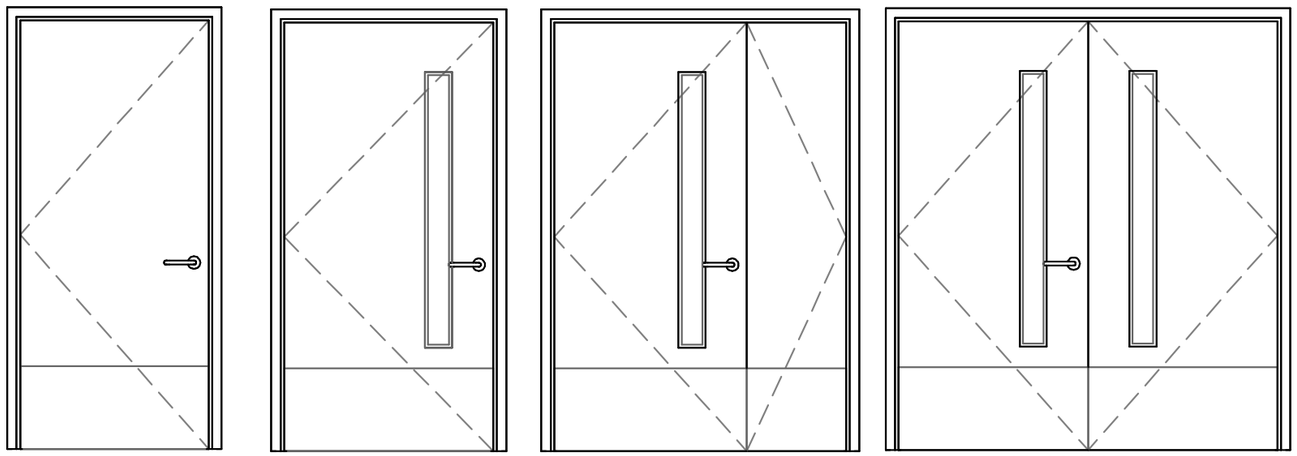
4.5 Proposal - Adult Audiology New Finishes



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	GOLDEN	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING		WHITE	94.5

DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
AUDIOLOGY EDUCATION AND TRAINING AND CLINICAL ADMIN	ALL ROOMS NOT MENTIONED ABOVE	FLOOR FINISH	F2/F3	HONEY BEIGE	29
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	DUCK EGG	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING	N/A	WHITE	94.5

5.0 Proposal - Haemotology



ID-00-HAE-01/02/05/06/07/15

ID-00-HAE-03/04/08/09/10

ID-00-HAE-11/12/13/14

ID-00-HAE-16

Proposed Design:

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

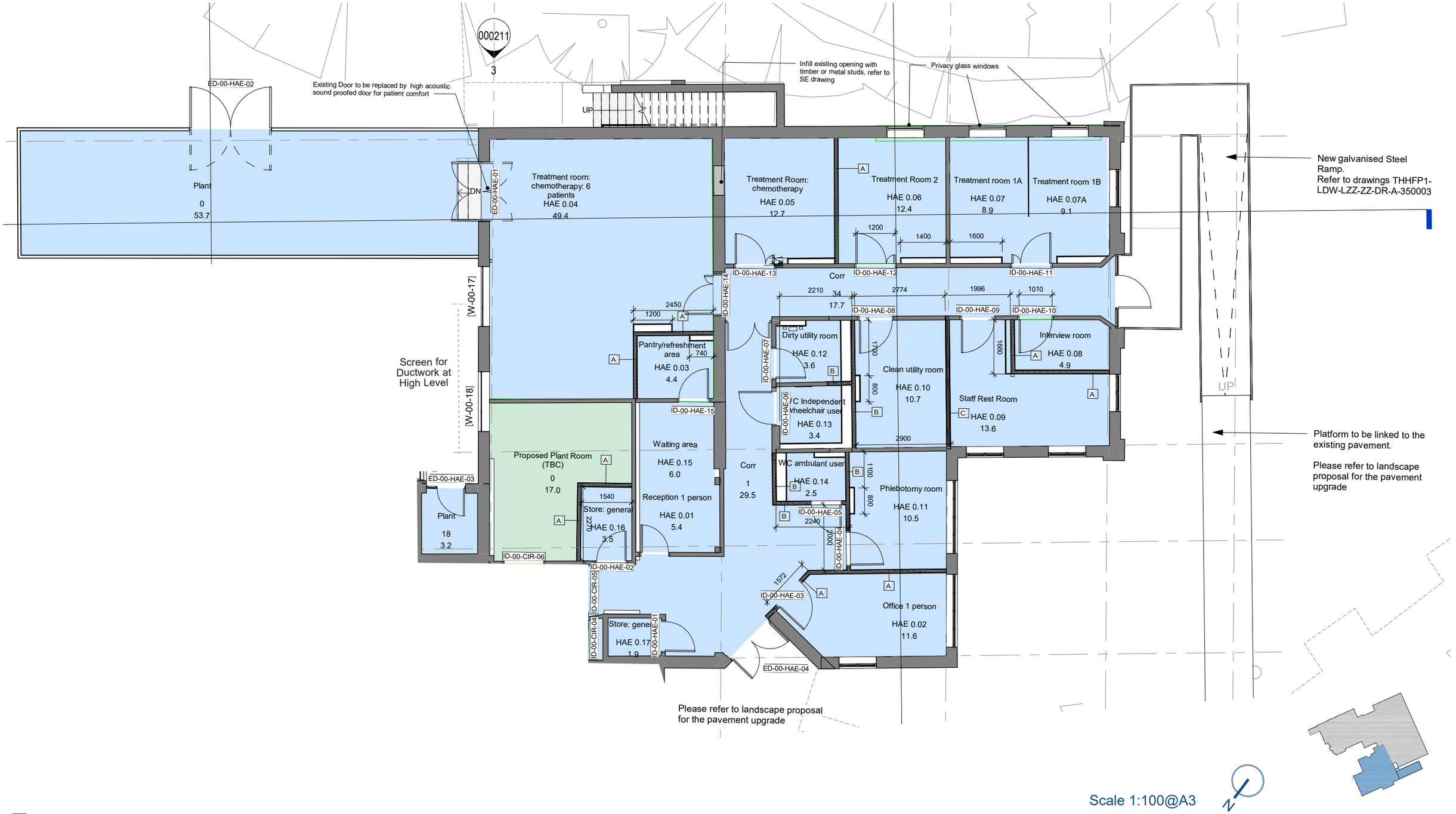
Haematology: 278.70 m2

The initial proposal was presented to the Med-Haemolotgy users for review (October 2020). The final proposal presented in this Stage 3 Report reflects comments received from many discussion with users
The following notes the final design that was covered:

- The location of the Med-Haemo is in a suitable location near the Main hospital.
- Two access points are indicated. one access to be used as the main route of Emergency linked to the A&E department.
- To provide ten Chemotherapy treatments spaces. Six patients chairs and 4 Chemotherapy treatment room.
- The users have requested Office spaces. LD has assigned a space as seen on the plan (room number 21) Currently, this will be confirmed when Ecovate is clear on the overall number of clinical offices.
- The stakeholders have agreed on all required drainage points.
  All equipment is mobile and movable. Therefore this would not implicate the listed building consent due to no fixed equipment altering the existing walls.
- Furthermore, the A/C unit to be connected to the Med-Haemo would need planning application to clarify the impact of the structure in the context, finish material, etc.
- Existing entrances have been retained
- Specimen shot needs to be agreed if this would be covered within the design scope or other methods of delivering the specimen to be considered.

The layout is based on retaining as many existing room layouts, based on the advised schedule of areas, all the layouts have been discussed by the key stake holders.

5.1 Proposal - Haemotology Plan



5.2 Proposal - Haemotology SoA

Building Name	Level	Room Number	Room Name	Room Area (m²)
The Furze - Haematology	0	0.01	Reception	5.40
The Furze - Haematology	0	0.02	Office 1 Person	11.60
The Furze - Haematology	0	0.03	Pantry / Refreshment area	4.40
The Furze - Haematology	0	0.04	Treatment room: chemotherapy: 6 patients	49.40
The Furze - Haematology	0	0.05	Treatment room: chemotherapy	12.70
The Furze - Haematology	0	0.06	Treatment room 2	12.50
The Furze - Haematology	0	0.07	Treatment room 1A	8.90
The Furze - Haematology	0	0.07A	Treatment room 1B	9.10
The Furze - Haematology	0	0.08	Interview room	5.00
The Furze - Haematology	0	0.09	Staff rest room	13.60
The Furze - Haematology	0	0.10	Clean utility room	10.70
The Furze - Haematology	0	0.11	Phlebotomy room	10.50
The Furze - Haematology	0	0.12	Dirty utility room	3.50
The Furze - Haematology	0	0.13	WC Independent wheelchair user	3.40
The Furze - Haematology	0	0.14	WC Ambulant user	2.50
The Furze - Haematology	0	0.15	Waiting area	6.00
The Furze - Haematology	0	0.16	Store : general	3.50
The Furze - Haematology	0	0.17	Store : general	1.90
The Furze - Haematology	0	0.00	Plant	53.70
The Furze - Haematology	0	18.00	Plant	3.20
The Furze - Haematology	0		Circulation corridors	47.20

Total Rooms	21
Total NIA (m2)	278.70

5.3 Proposal - Haemotology Plant Area

Proposed Design:

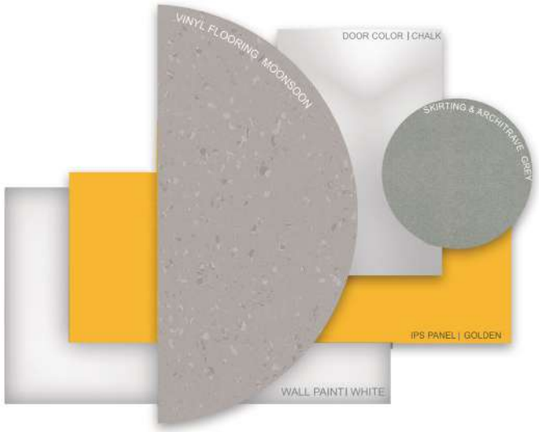
- The Haematology centre within the Furze requires mechanical ventilation due to the capacity and the nature of use. Following careful consideration, it was agreed to locate the A/C Unit on the South East side of the building, taking the area of 2 parking spaces, allowing for fewer interventions and a clear route to the Haematology department.

  The Unit will lay on large feet to minimise the structural implications and spread the weight load on the existing slap on the parking area.

  The plan and the views show the extent of the screening required to hide the mechanical ducts. The screen will be of natural material (Protected Timber) to respond with the surrounding nature.

5.2 Proposal - Haemotology Finishes

DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
HAEMATOLOGY	TREATMENT ROOM OFFICE RECEPTION WAITING ROOM PHLEBOTOMY ROOM	FLOOR FINISH	F5 F3	BLOSSOM AIR HONEY BEIGE	67 29
		WALL FINISH	W4	WHITE	TBC
		IPS FINISH	N/A	MERLOT	8
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	Flint/ GREY	21
		CEILING		WHITE	94.5



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	GOLDEN	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING		WHITE	94.5

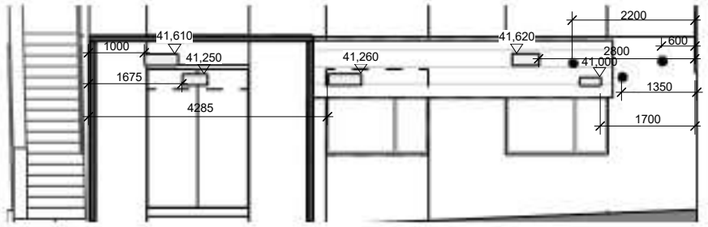
5.3 Plant Area.

The Plant area roof

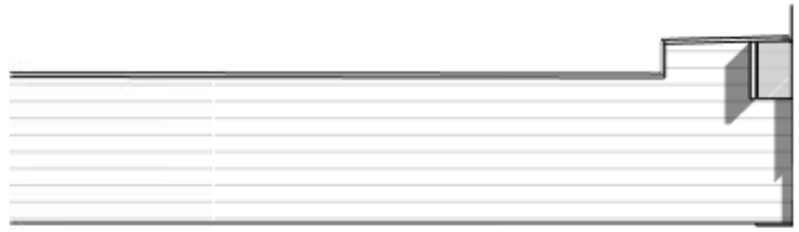
Following a recent update to the NHS Healthcare Technical Memorandum 03-01 document (HTM 03-01 Specialised ventilation for healthcare buildings), which sets out the legal requirements for ventilation and plant room requirements for healthcare buildings, an enclosed roof is now proposed for the rear plant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

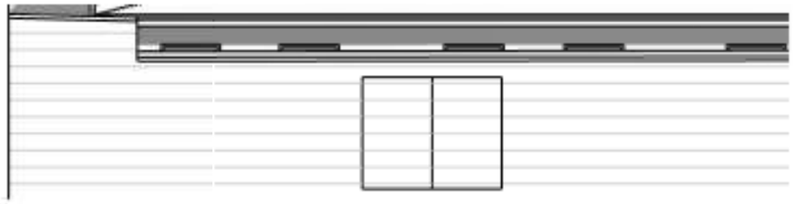


Sectional Elevation _01

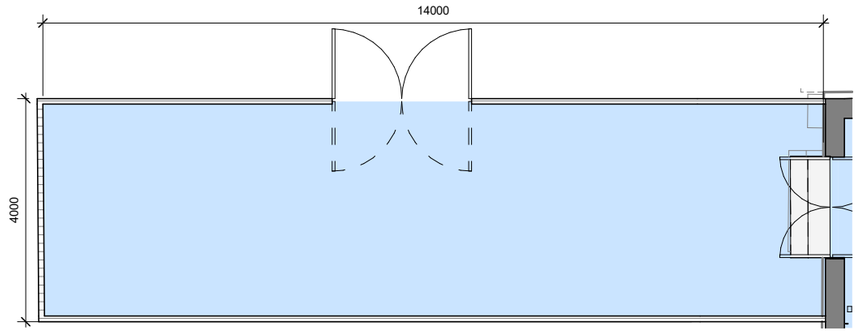


Plant_Elevation_02

Plant_Elevation_01

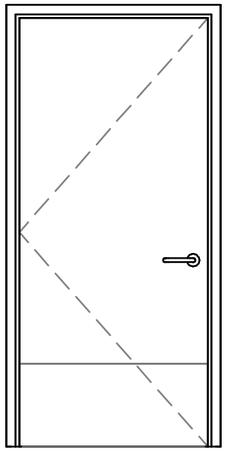


Plant_Elevation_03



HAE Plant_Plan

6.0 Proposal - Education and Training



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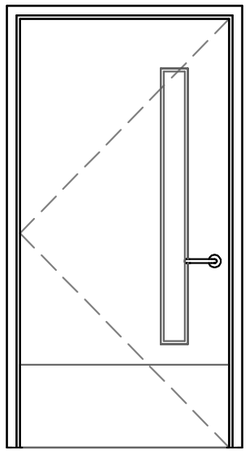
02/03/04/07



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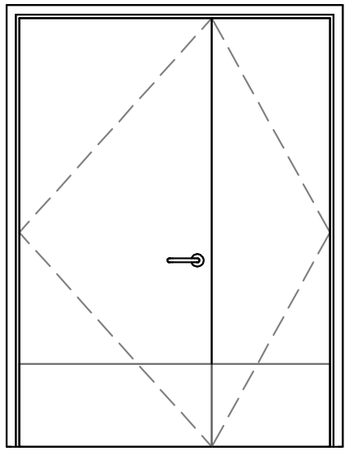

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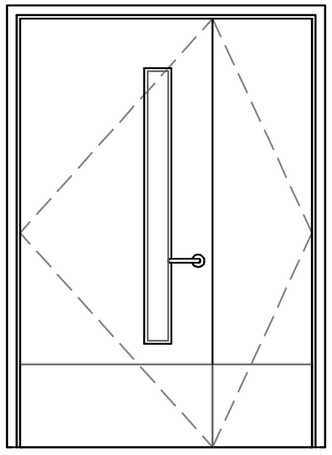
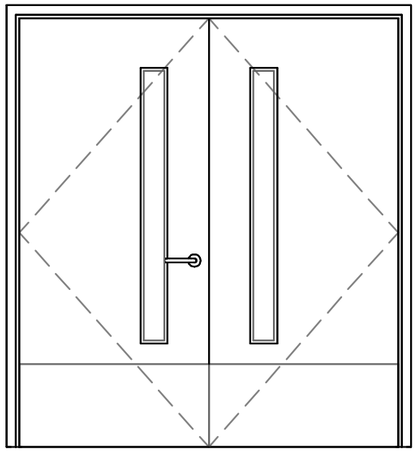


ID-00-EDT-01/08/09



ID-00-EDT-05

Proposed Design:

Education Centre: 225.70 m2

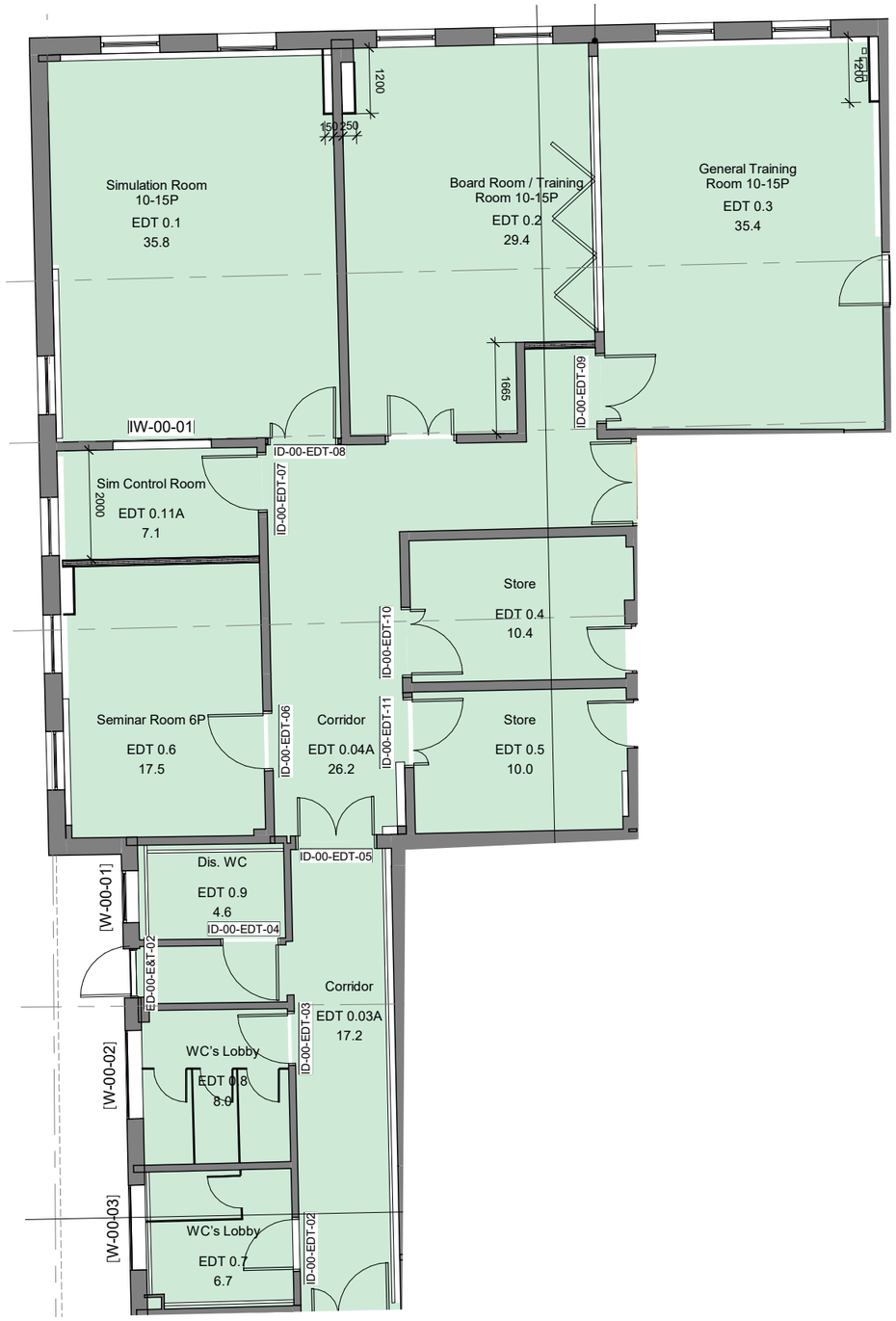
Education centre split between Ground Floor and First Floor.
Room adjacency and areas are based on existing provision and stakeholders requirements. All seminar rooms are based on flexible use of spaces to facilitate consultation/ workshops..etc.; office spaces have been based on an agile working policy of 50% providing a hot desk system.

All existing walls are to be retained, with minor partition walls installed and demolished to allow for larger rooms for the general training room. Most of the finishes to the education and training to be made good and replaced where required.

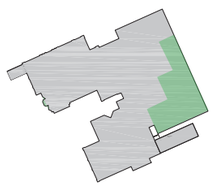
There is a damp issue within the building mainly focused on the ground floor E&T Departments; a Dampness survey will be undertaken to understand the scope of damage and method of solution.

6.1 Proposal - Education and Training Plan

GROUND FLOOR



Scale 1:200@A3

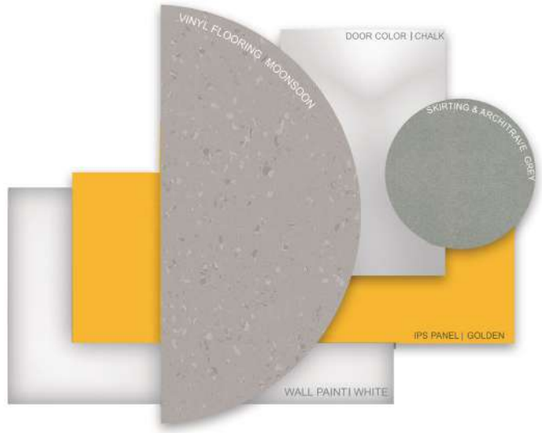


6.2 Proposal - Education and Training SoA

Building Name	Floor Level	Room Number	Room Name	Room Area (m²) the furze
The Furze	0	0.7	WC's Lobby	6.70
The Furze	0	0.8	WC's Lobby	6.70
The Furze	0	0.9	Disabled WC	4.60
The Furze	0	0.5	Seminar room	25.20
The Furze	0	0.1	Computer Room	35.80
The Furze	0	0.2	Library	60.10
The Furze	0	0.4	Meeting Room	10.00
The Furze	0	1	Meeting Room	5.00
The Furze	0	0.3	Store	10.40
The Furze	0	0.6	Silent Pod	3.00
The Furze	0	0	Proposed plant room (TBC)	17.00
The Furze	0	0.03A, 0.04A	Circulation	41.20

Total Rooms	12
Total NIA (m2)	225.7

6.3 Proposal - Education and Training



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	GOLDEN	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING		WHITE	94.5

DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
AUDIOLOGY EDUCATION AND TRAINING AND CLINICAL ADMIN	ALL ROOMS NOT MENTIONED ABOVE	FLOOR FINISH	F2/F3	HONEY BEIGE	29
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	DUCK EGG	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING	N/A	WHITE	94.5

7.0 Proposal - Clinical Admin

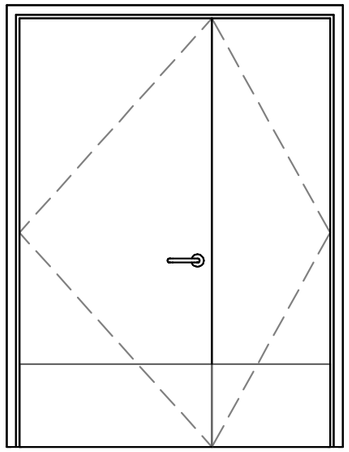
Type A

Type B

Type C

Type D

Type E


Type F

Type G

Type H

Type I

Type J

Type K

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

Offices: 904.30 m2

- The clinical office space is designed to provide 136 hot clinical desks.

  The clinical desks department is allocated with all of the first floor and second floor.

  Within this department, the work is minimal; the scope is only to upgrade the finishes and make good of all damaged and damp areas.

Type A ID-00-CA-02
ID-01-CA-16/17

Type B ID-00-CIR-03/04
ID-01-CA-02/05/06/13/20/21
ID-02-CA-01

Type C ID-00-CA-05

Type D ID-00-CIR-05
ID-01-CA-01/04

Type E ID-00-CA-06
ID-01-CA-03/07/08/09/10/11/12/14/15/18/19/23/24/25/26
ID-02-CA-02/03

Type F ID-00-CIR-06

Type G ID-00-CA-03

Type H ID-00-CIR- 02/07/08
ID-01-CA-27
ID-01-CR-01/02

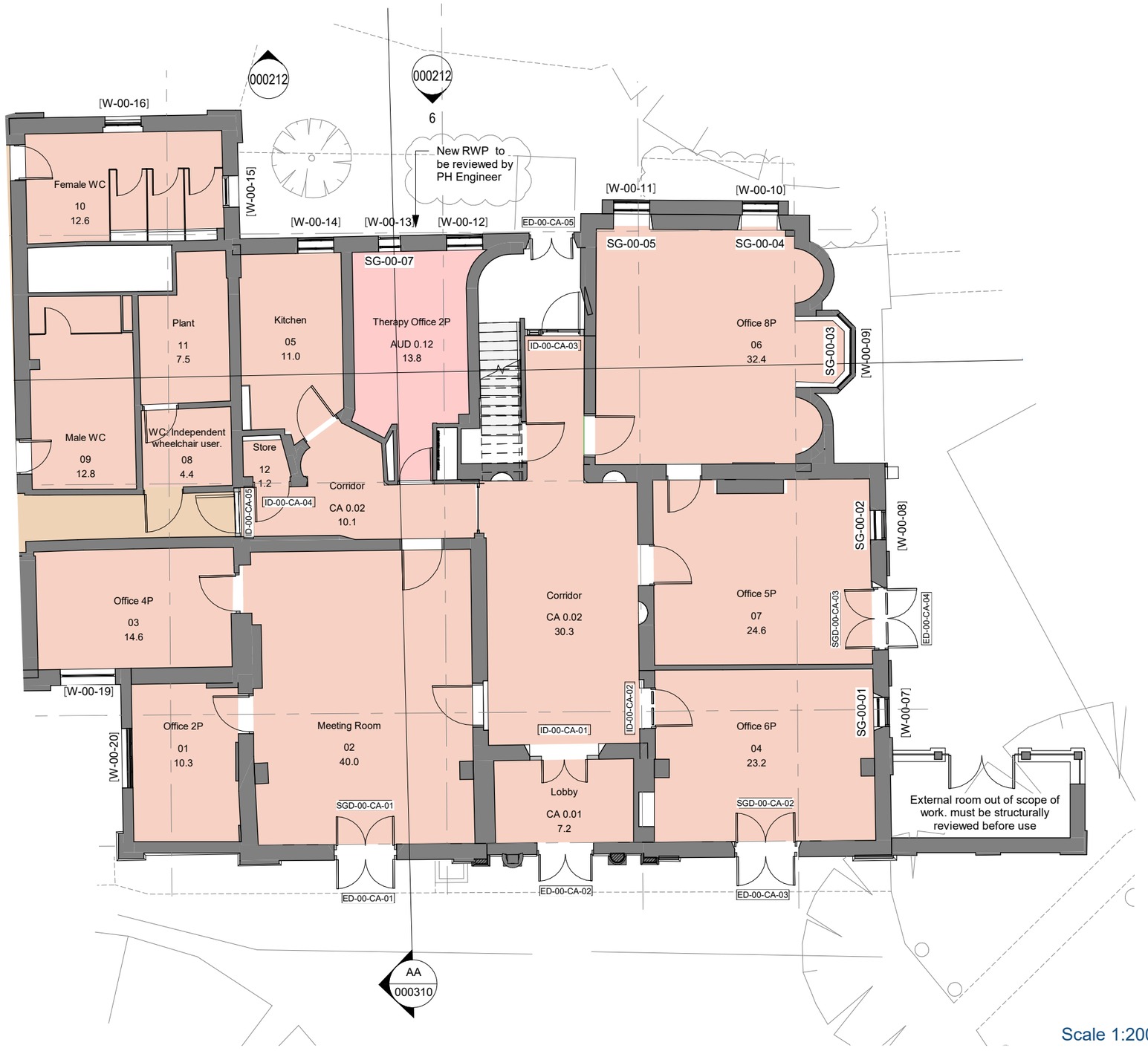
Type I ID-00-CA-01
ID-00-CIR-01

Type J ID-01-CA-22

Type K ID-00-CA-04

7.1 Proposal - Clinical Admin

GROUND FLOOR



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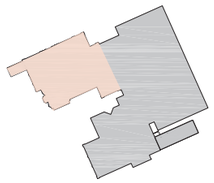
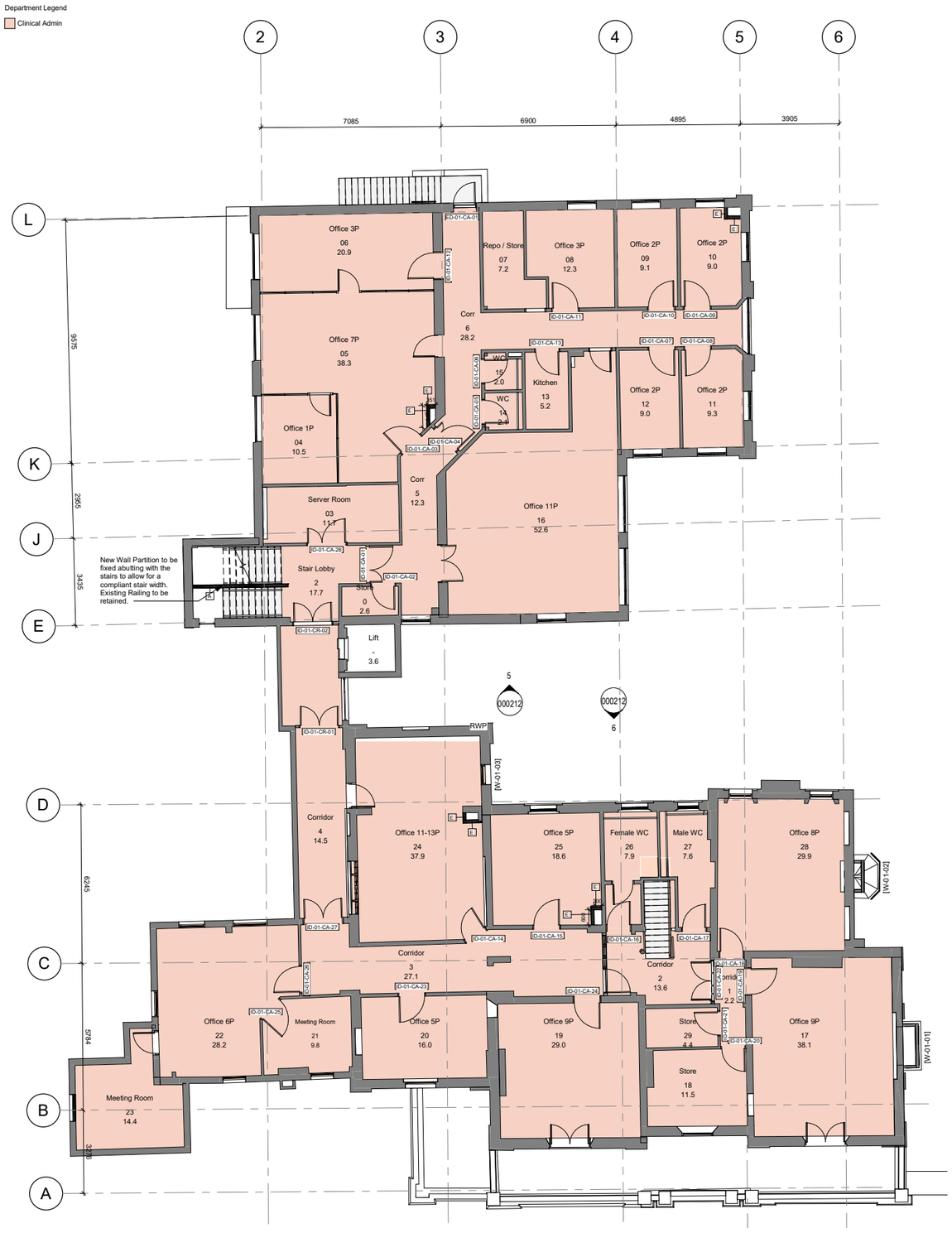
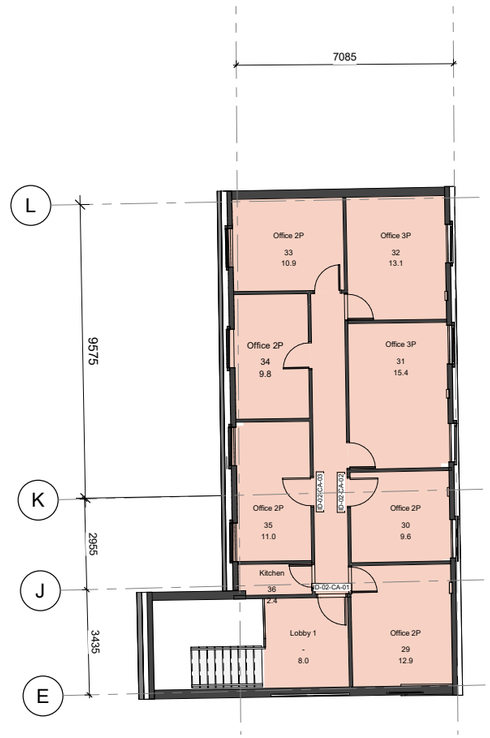


7.1 Proposal - Clinical Admin

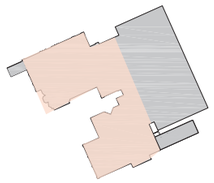
FIRST FLOOR



SECOND FLOOR



Scale 1:200@A3

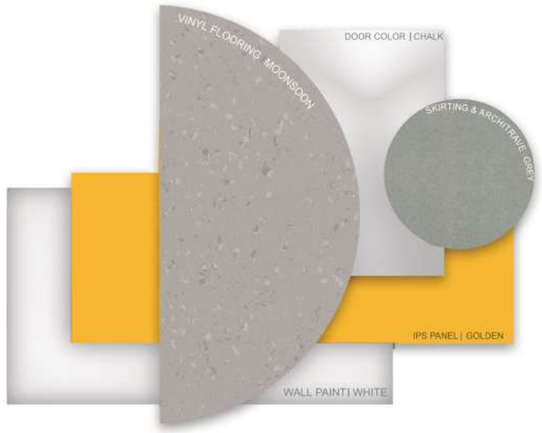


7.2 Proposal - Clinical Admin

Building Name	Level	Room Number	Room Name	Room Area (m²)
The Furze - Offices & Admin	0	0.01	Lobby	7.20
The Furze - Offices & Admin	0	1	Office	10.30
The Furze - Offices & Admin	0	2	Meeting room	40.00
The Furze - Offices & Admin	0	3	Clinical room	14.40
The Furze - Offices & Admin	0	4	Office	23.20
The Furze - Offices & Admin	0	7	Office	24.60
The Furze - Offices & Admin	0	12	Store	1.20
The Furze - Offices & Admin	0	6	Office	32.40
The Furze - Offices & Admin	0	5	Kitchen	11.00
The Furze - Offices & Admin	0	11	Plant	7.50
The Furze - Offices & Admin	0	8	WC: Independent wheelchair user	4.40
The Furze - Offices & Admin	0	9	Male WC	12.80
The Furze - Offices & Admin	0	10	Female WC	12.60
The Furze - Offices & Admin	0		Circulation	40.40
The Furze - Offices & Admin	1	3	Server room	11.70
The Furze - Offices & Admin	1	2	Stair Lobby	17.70
The Furze - Offices & Admin	1	4	Office	10.50
The Furze - Offices & Admin	1	5	Office	38.30
The Furze - Offices & Admin	1	6	Office	20.90
The Furze - Offices & Admin	1	7	Repo/ Store	7.20
The Furze - Offices & Admin	1	8	Office	12.30
The Furze - Offices & Admin	1	9	Office	9.10
The Furze - Offices & Admin	1	10	Office	9.00
The Furze - Offices & Admin	1	11	Office	9.30
The Furze - Offices & Admin	1	12	Office 2P	9.00
The Furze - Offices & Admin	1	13	Kitchen	5.20
The Furze - Offices & Admin	1	14	WC	2.10
The Furze - Offices & Admin	1	15	WC	2.00
The Furze - Offices & Admin	1	16	Office	52.60
The Furze - Offices & Admin	1	0	Store	2.60
The Furze - Offices & Admin	1	17	Office	38.10
The Furze - Offices & Admin	1	18	Store	11.50
The Furze - Offices & Admin	1	19	Office	29.00
The Furze - Offices & Admin	1	20	Office	16.00
The Furze - Offices & Admin	1	21	Meeting room	9.80
The Furze - Offices & Admin	1	22	Office	28.20
The Furze - Offices & Admin	1	23	Meeting room	14.40
The Furze - Offices & Admin	1	24	Office	38.80
The Furze - Offices & Admin	1	25	Office	18.40
The Furze - Offices & Admin	1	26	Female WC	7.90
The Furze - Offices & Admin	1	27	Male WC	7.60
The Furze - Offices & Admin	1	28	Office	29.90
The Furze - Offices & Admin	1	29	Store	4.40
The Furze - Offices & Admin	1		Circulation	95.70
The Furze - Offices & Admin	2	29	Office	12.90
The Furze - Offices & Admin	2	30	Office	9.60
The Furze - Offices & Admin	2	31	Office	15.40
The Furze - Offices & Admin	2	32	Office	13.10
The Furze - Offices & Admin	2	33	Office	10.90
The Furze - Offices & Admin	2	34	Office	9.80
The Furze - Offices & Admin	2	35	Office	11.00
The Furze - Offices & Admin	2	36	Kitchen	2.40
The Furze - Offices & Admin	2		Lobby 1	8.00

Total Rooms	53
Total NIA (m2)	904.30

7.3 Proposal - Clinical Admin



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV	SPECS
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25	M50
		WALL FINISH	W2	WHITE	TBC	M50
		IPS FINISH	N/A	GOLDEN	35	K30
		DOOR	N/A	CHALK/ WHITE	78	L20
		FRAME/SKIRTING	N/A	FLINT/ GREY	21	L20
		CEILING		WHITE	94.5	K40

DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV	SPECS
AUDIOLOGY EDUCATION AND TRAINING AND CLINICAL ADMIN	ALL ROOMS NOT MENTIONED ABOVE	FLOOR FINISH	F2/F3	HONEY BEIGE	29	M50
		WALL FINISH	W2	WHITE	TBC	M50
		IPS FINISH	N/A	DUCK EGG	35	K30
		DOOR	N/A	CHALK/ WHITE	78	L20
		FRAME/SKIRTING	N/A	FLINT/ GREY	21	L20
		CEILING	N/A	WHITE	94.5	K40

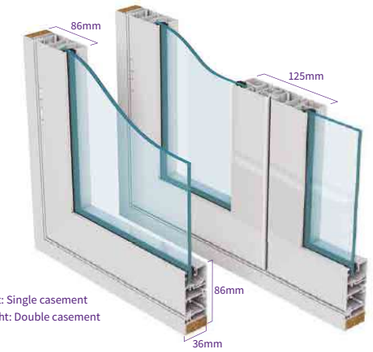
7.4 Proposal - Clinical Admin Secondary Glazing

Proposed Design:

The Clinical Admin Department requires a certain acoustic rating due to the nature of use. Therefore its been proposed to introduce secondary glazing to all the rooms to minimise the sound from the parking and cycling hub.

Selecta Glaze have been specified to work on this project, due to their experience with working on a listed building, their range of timber secondary glazing casement windows fits within the Furze

A versatile heavy duty hinged system suitable for treating large windows and doors. A range of glazing beads support thicker glass, standard sealed units and sealed units with integral blinds. Single and double casements with a secure lock option achieve Secured by Design accreditation.



Left: Single casement
Right: Double casement

8.0 Reflected Ceiling Plan - Ground Floor

N

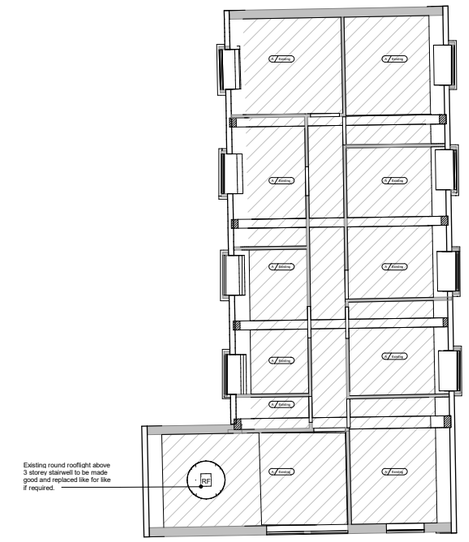
Scale 1:200@A3

Proposed Design:

No new proposed ceilings are introduced into the original building.

8.1 Reflected Ceiling Plan - First and Second Floor

Proposed First Level Ceiling Plan



L02 FFL

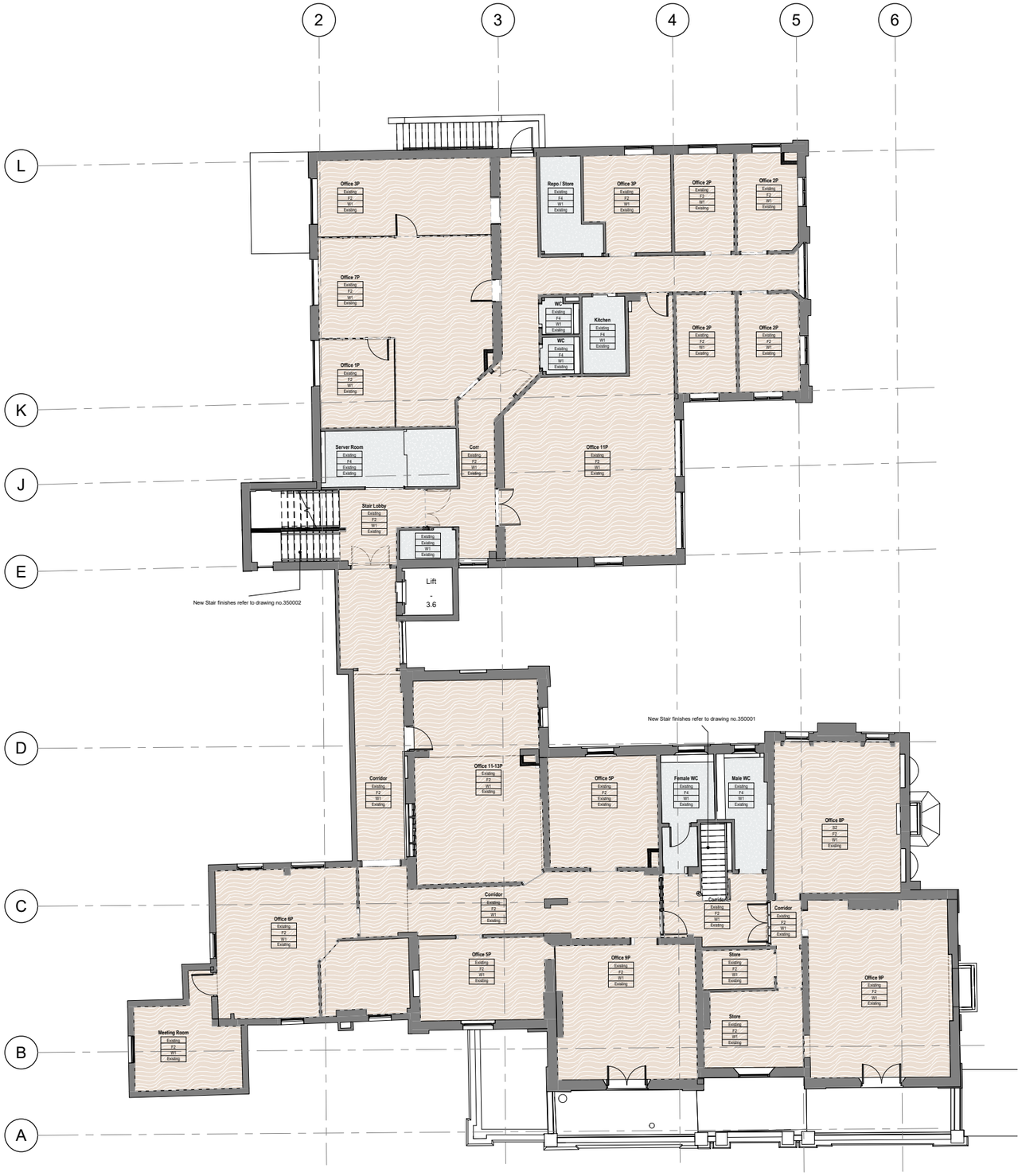
N

Scale 1:200@A3

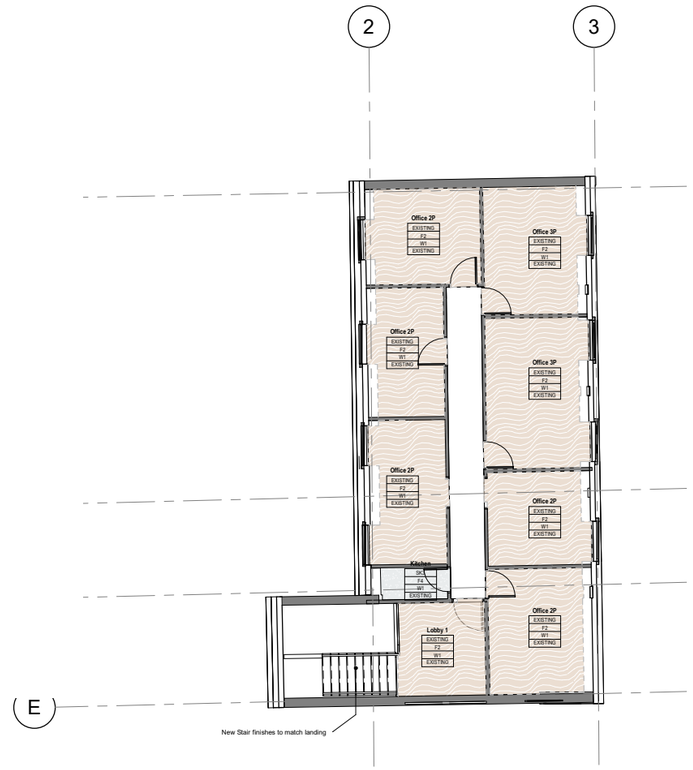
8.2 Floor Finish Plan - Ground Floor

Scale 1:200@A3

8.3 Floor Finish Plan - First and Second Floor



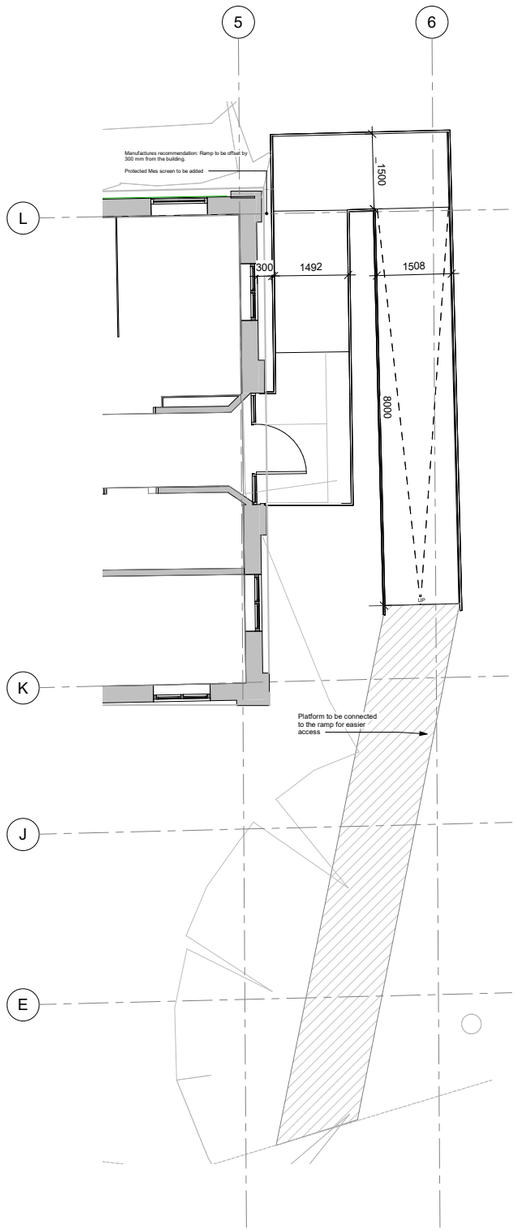
First Floor Finishs Plan



Second Floor Finish Level

Scale 1:200@A3

9.0 Access (Ramp)



Ramp Plan

Ramp Elevation

The Ramp Design

The Furze Building has step-free access; secondary access within the Haematology department is through a solid concrete ramp that leads towards the water ditch and vegetations, causing health and safety issues and not complying with part M and Part B.

Landing of the existing ramp is not directly in front of door. The beginning of the slope starts in front of the door, which may hinder disabled access.
The existing landing at the head of the ramp measures at 1354mm. Landings require a minimum width of 1200mm.
No landing at foot of ramp, just soft landscape (grass) which could cause danger to the users in an emergency exist.

The design team has proposed a new metal ramp to be introduced on top of the existing concrete ramp, causing fewer implications to the existing structure and setting up the ending of the ramp away from the slip hazard exist.

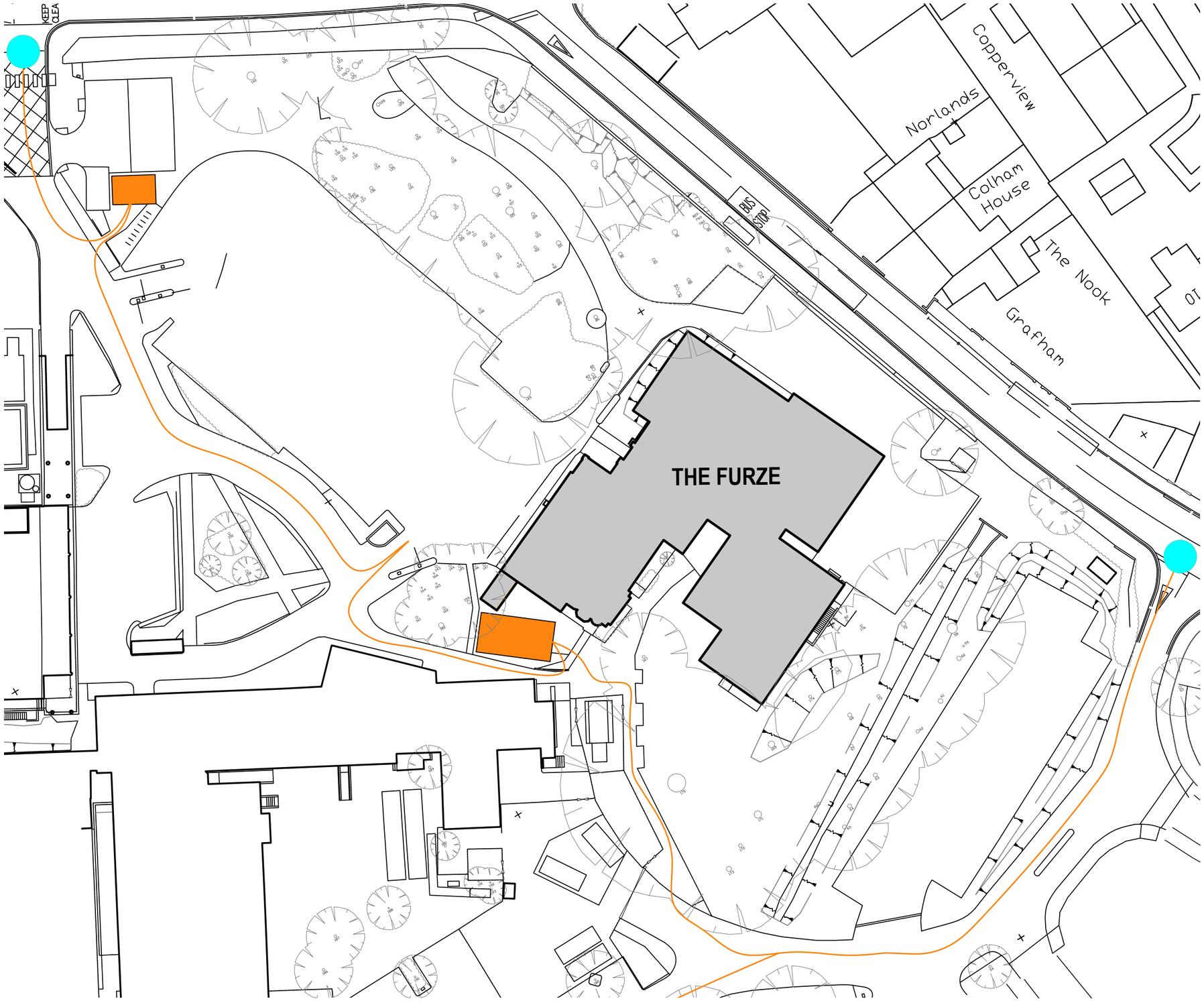
For compliance the ramp must be 10m maximum before including a level resting platform of 1.5m minimum length. A single ramp rising 500cm would be a maximum gradient of 1:20 and 10m long. Therefore a ramp of 550mm would need a landing halfway.

A kerb of minimum height 100mm may be required along the edge of the ramp . A handrail must also be provided either side of the ramp.

10.0 Cycling routes and Storage

Cycling Storage

Hillingdon Hospital site currently accommodates 70 bike spaces , approx 24 of these spaces are located near the Furze.



11.0 Parking Spaces

Parking space

Parking Numbers around the Furze will be reduced due to the location of the new Haematology Unit. This will take three parking spaces as highlighted on the plan.

12.0 Ecological Context

Ecological Context

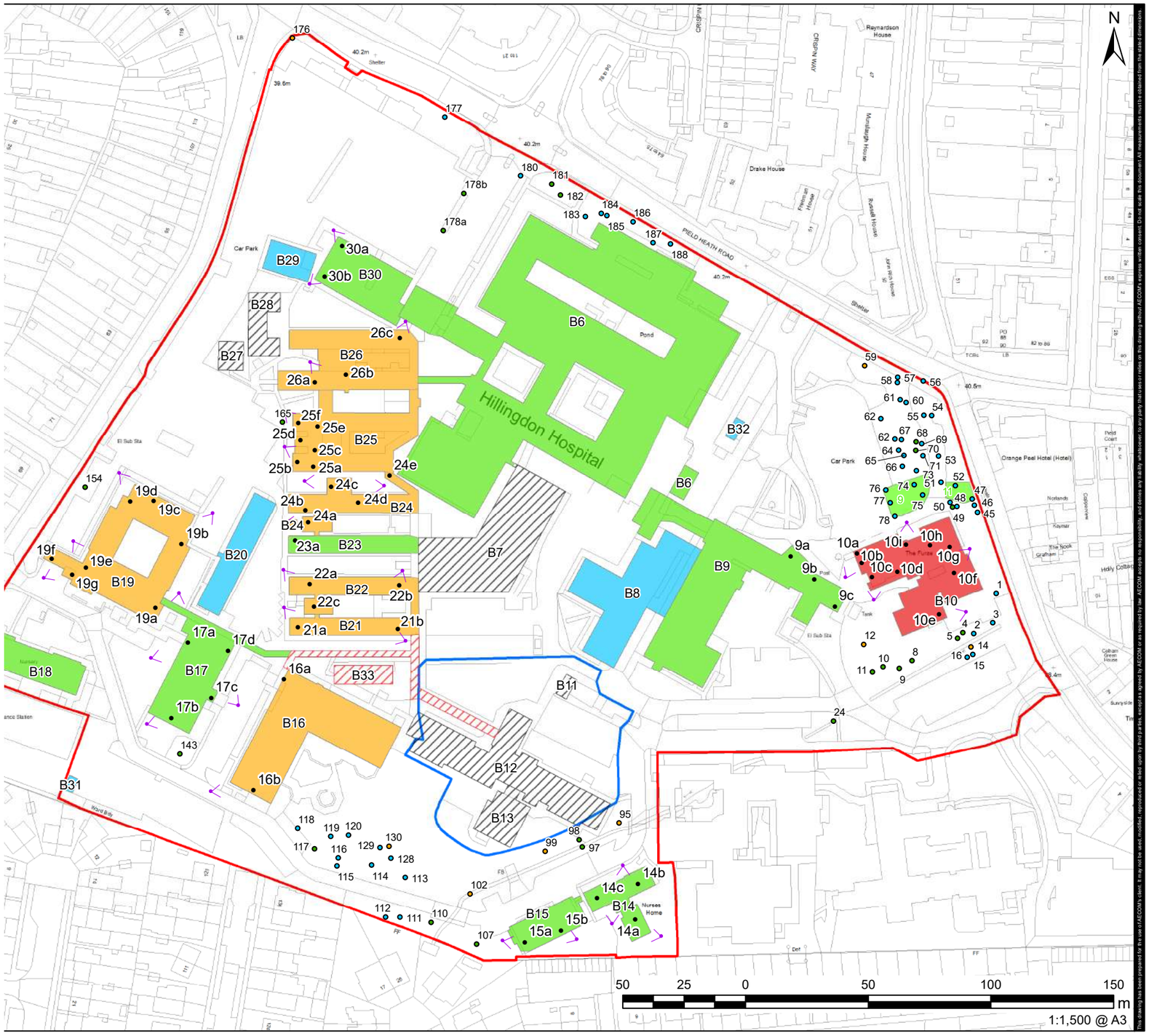
Ecological Context
The development is not subject to any non-statutory nature conservation designation.

No impacts are envisaged on the statutory or non-statutory designated sites due to the scale of the proposed development (mostly internal works). Therefore, no constraints to the proposed development in this regard.

Bats Roosting

An assessment of the general wide Hillingdon Hospital site was carried out in July to determine suitability to support roosting bats; the Furze structure is classified as high habitat suitability as the location is near the watercourse, plants, and secure non-accessible roofing. Pitched slate roofing clay tiles have many gaps suitable for bats.

As bats are a protected species, the Trust will be required to consider the possible impact of roosting restrictions on construction work..



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PROJECT
Hillingdon Hospital

CLIENT
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LEGEND
- Red Line Boundary
- Existing Construction Boundary
- Potential Roost Features on Buildings
- Proposed Surveyor Locations

Suitability for Bat Roost
- Moderate
- Low
- Negligible

Bat Roost Potential
- High
- Moderate
- Low
- Negligible
- Demolished
- Inaccessible

NOTES
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ISSUE PURPOSE
FOR INFORMATION

PROJECT NUMBER
60642181

SHEET TITLE
Bat Roost Suitability Assessment

SHEET NUMBER
Figure 02

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