
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

MACE Group
Campbell Reith
Couch Perry & Wilkes
Ridge
Savills

Date 24.09.2021

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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.

The remaining internal rooms will have minor refurbishment and upgrading to achieve a compliant building for the new occupants.

Externally, the building is in a very poor condition, which requires waterproofing, new DPC injection, 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 Content Of This Report
The document is set out in sections to present the proposed works to the Furze.

We have used and interpreted information provided to our team by others to inform our proposal. of detail of this concept design proposal.

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

Client:	The Hillingdon Hospitals NHS Foundation Trust
Project Management :	MACE Group
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 Surveyer:	Landmark Trees
Ecologist:	Aecom

1 Introduction



0.2 Site Analysis

2 Site Appraisals

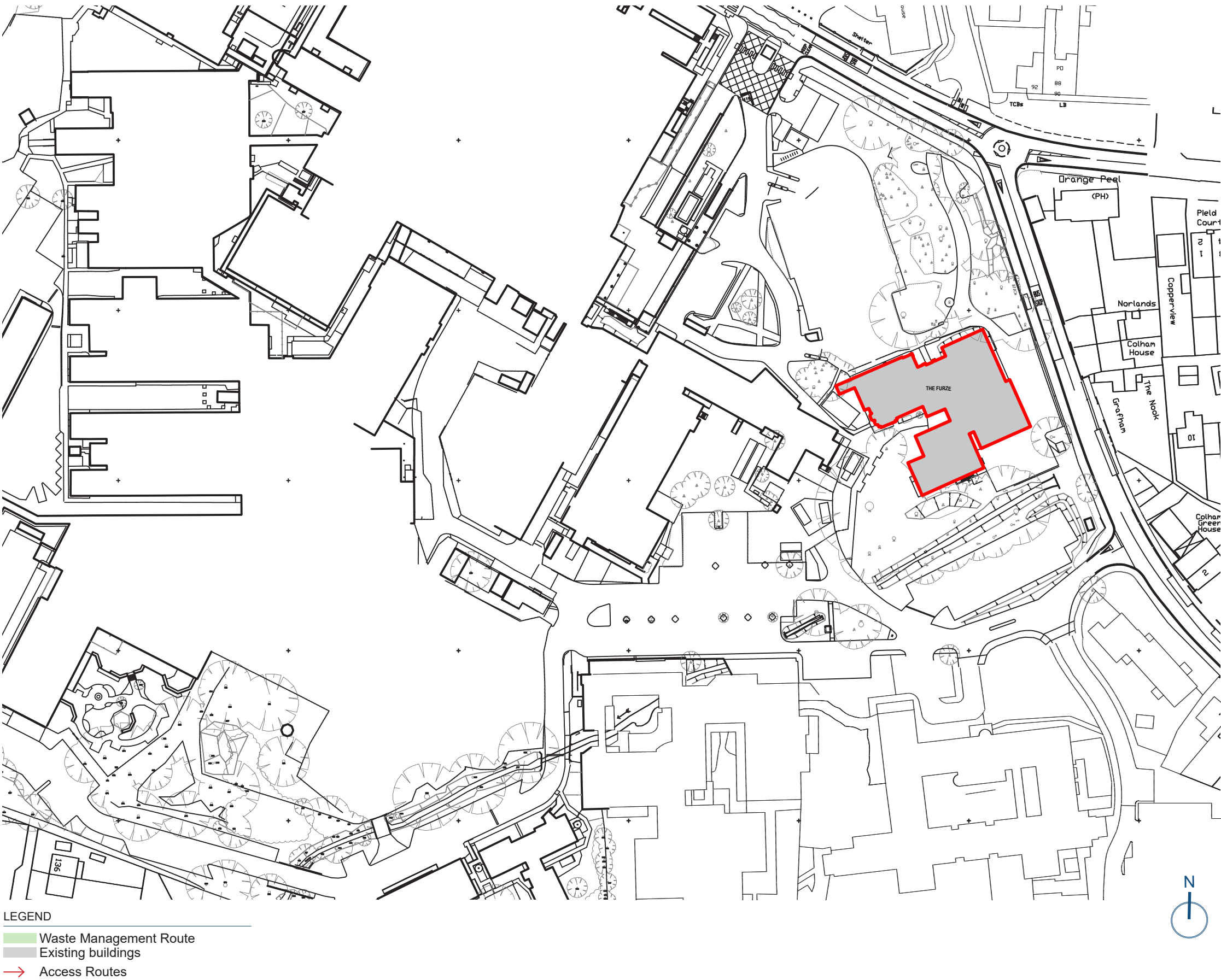


Figure 2.1, Site Boundary Plan

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 that 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

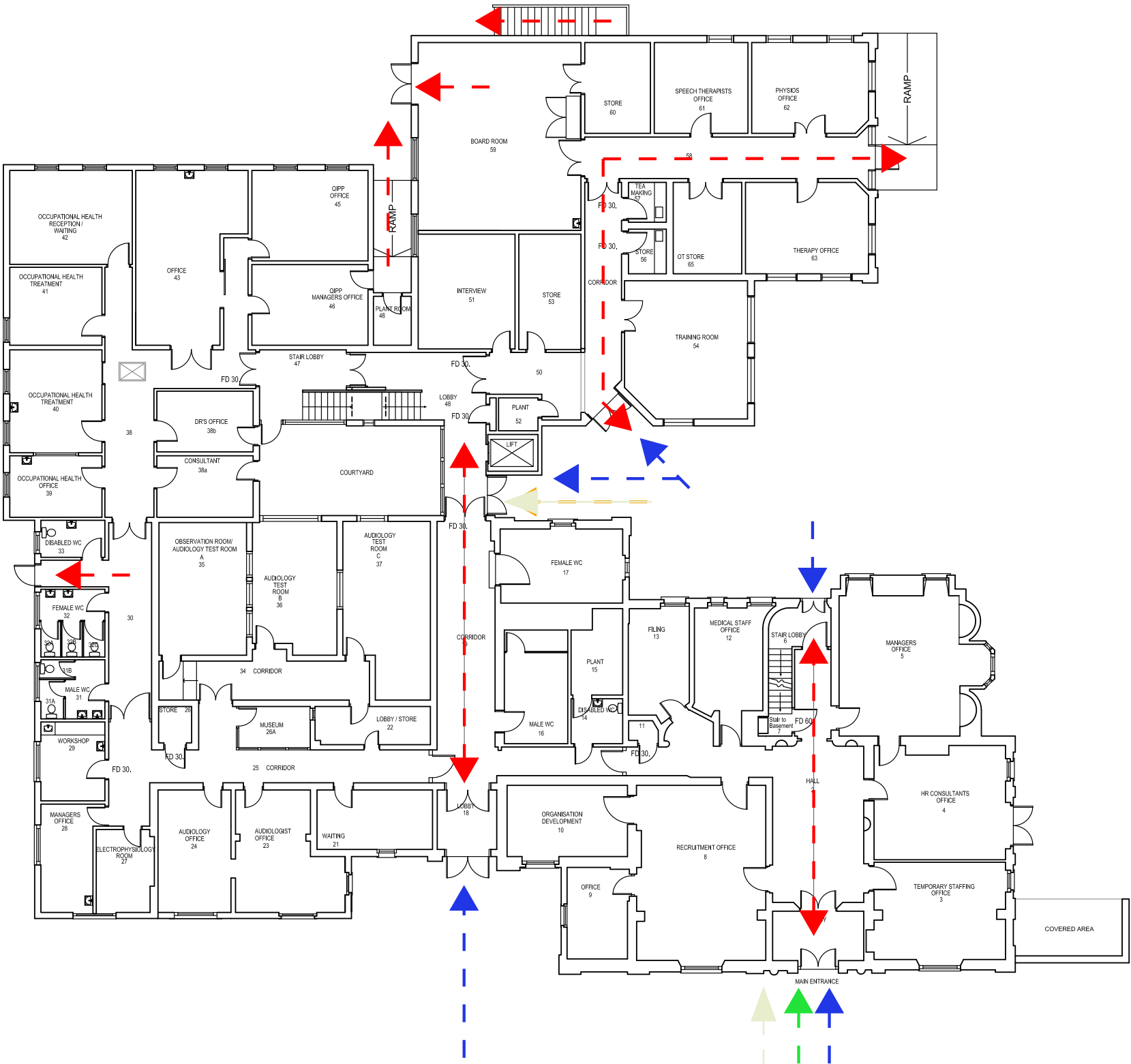
The mature tree roots affect the existing structure; the majority of these trees are listed; therefore, it is a concern and a constraint to the building’s construction and life span.

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



LEGEND

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



2.3 Existing Site Photographs



2.3 Existing Site Photographs



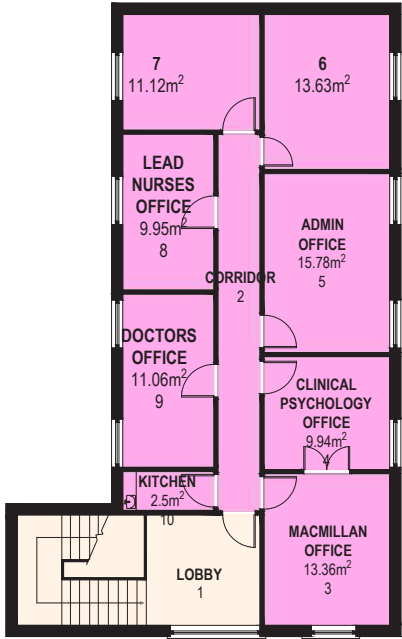
2.4 Existing Floor Plan



2.4 Existing Floor Plan



FIRST FLOOR



SECOND FLOOR

- 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

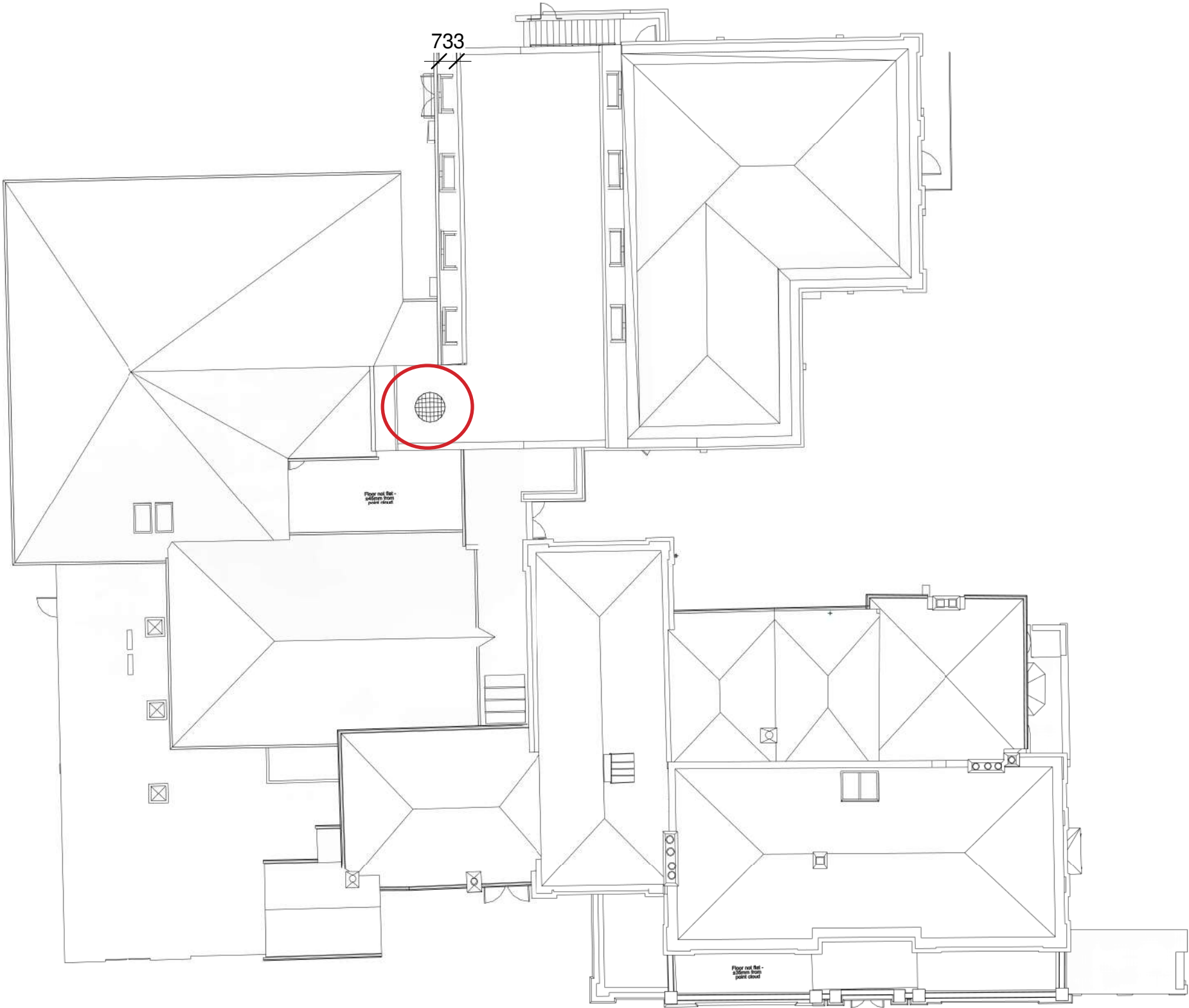
2.4 Existing Roof Plans

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.

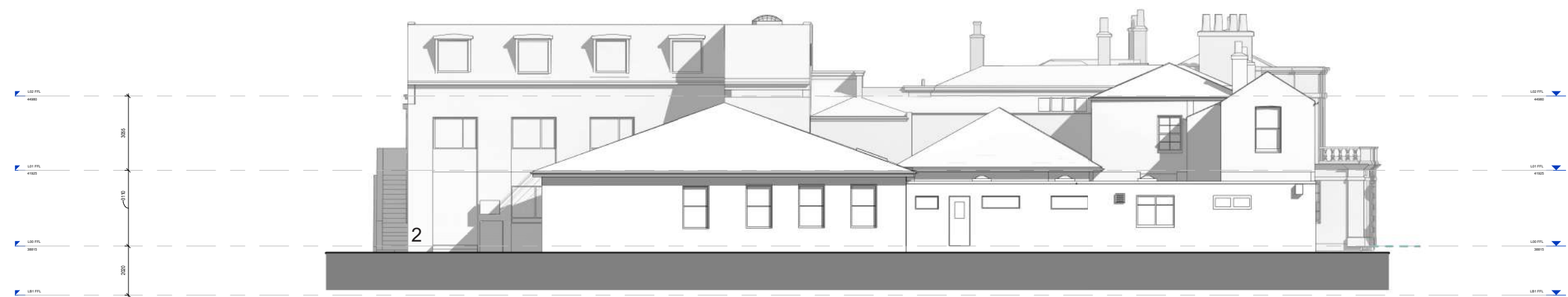
Furthermore, The roof light to the rear extension on the second floor (Highlighted in red) is damaged and covered to minimise rainwater leaks. Therefore its been proposed to repair the damage and replace the roof light if required.



2.5 Existing Elevation



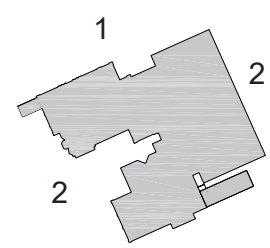
Elevation 01



Elevation 02



Elevation 03



Scale 1:200@A3

2.5 Existing Elevation



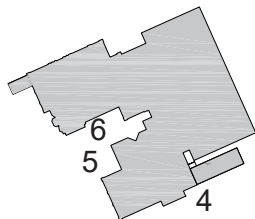
Elevation 04



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 Furze 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, we must be granted listed building consent before the commencement of any work.

Additional external changes are as follows:
Rendering to the elevations where required.
New windows to replace damaged windows.
New doors to replace damaged existing doors.
Secondary windows to be introduced.
Repointing of brick where required
New DPC to be introduced where required
New pavement for the route between Haematology and Emergency centre

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.

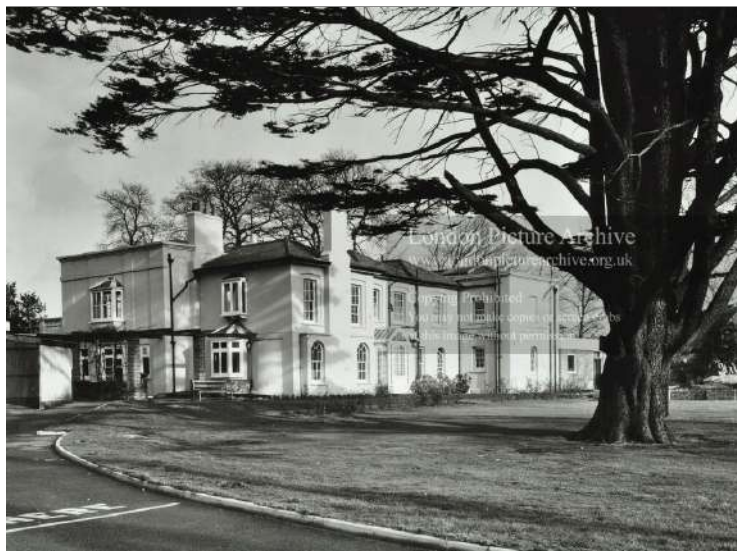
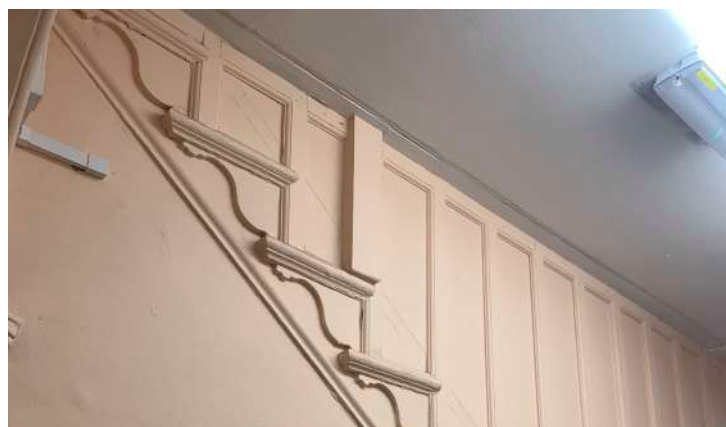
BREEAM:

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

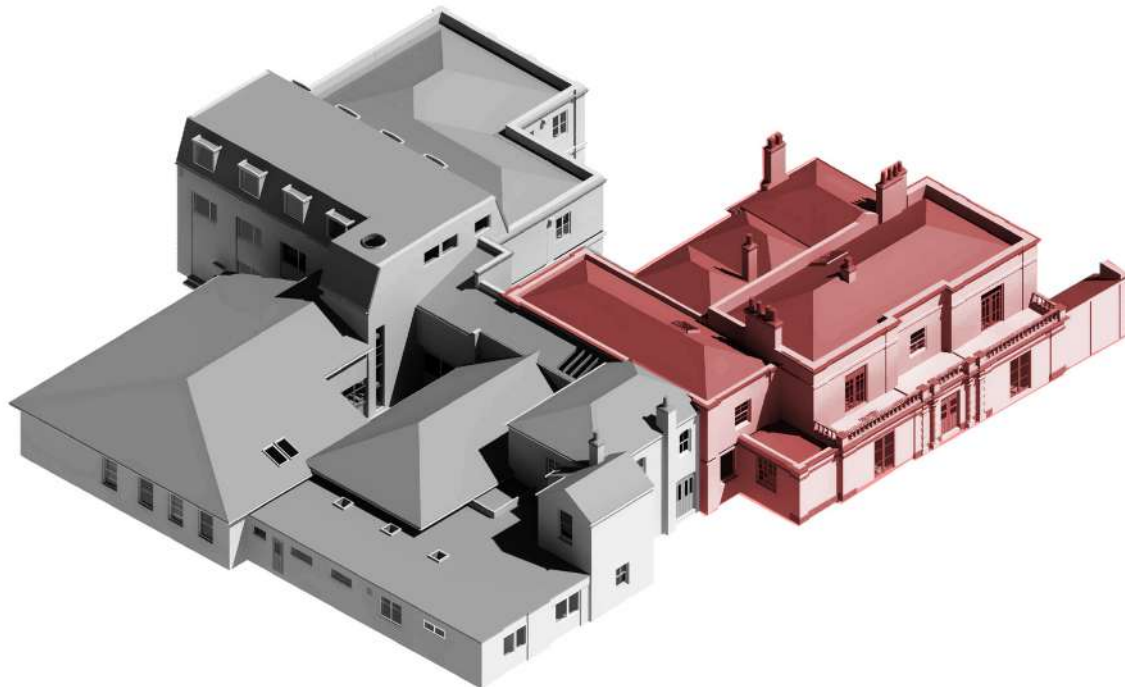
The Furze does not lie in a conservation area. It is noted that the original features of The Furze are to be retained with details to be renovated and made good to match existing. The proposal is enclosed within secure boundary walls to the East, which should lessen any change in the surrounding areas.

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

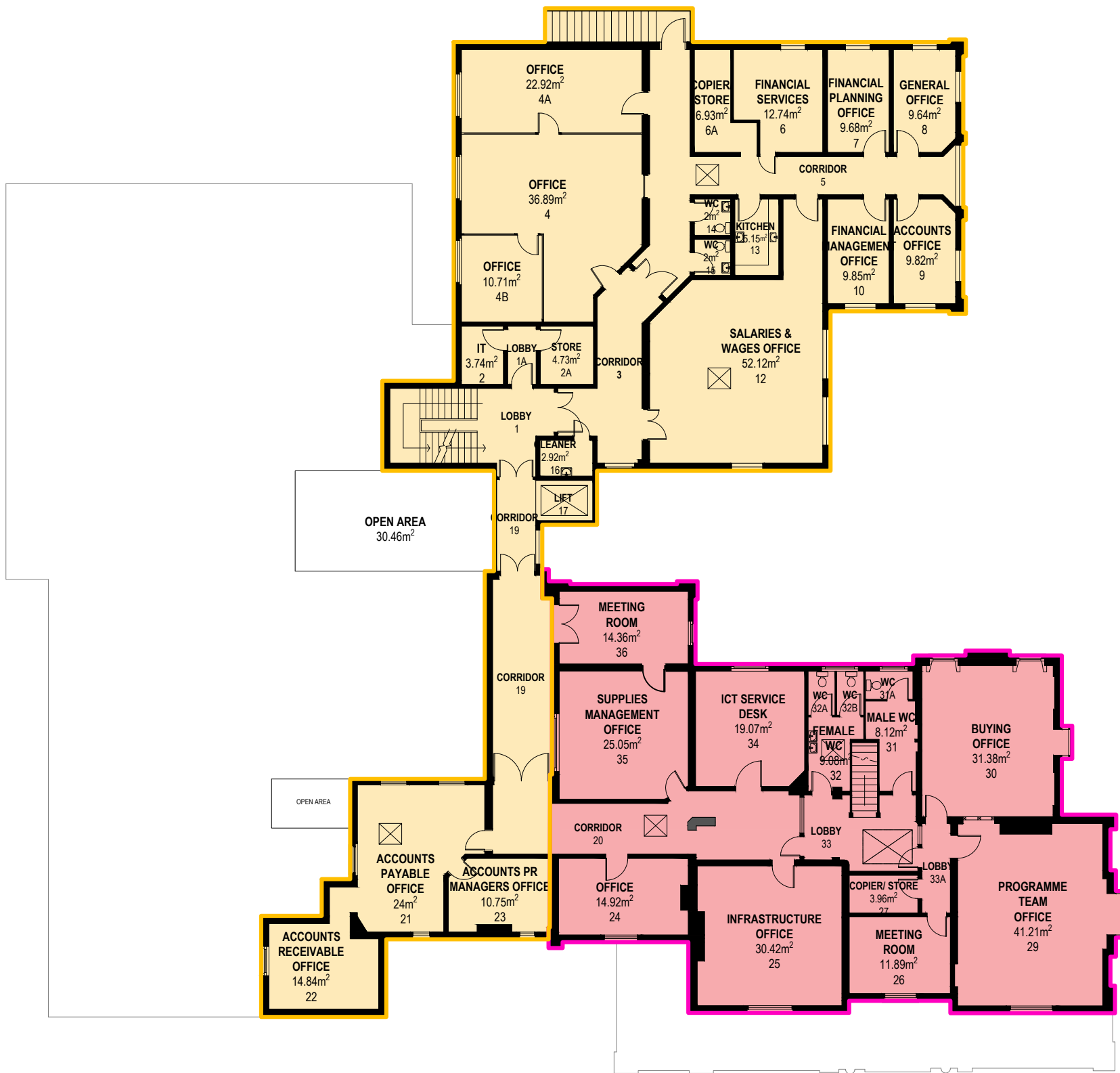


■ Illustrating the extent of the original Georgian building, early 19th Century, which is highly protected and to which only minimal alteration would be acceptable, such as repair, making good and replacing like for like.
(all original internal partitions are to be retained).

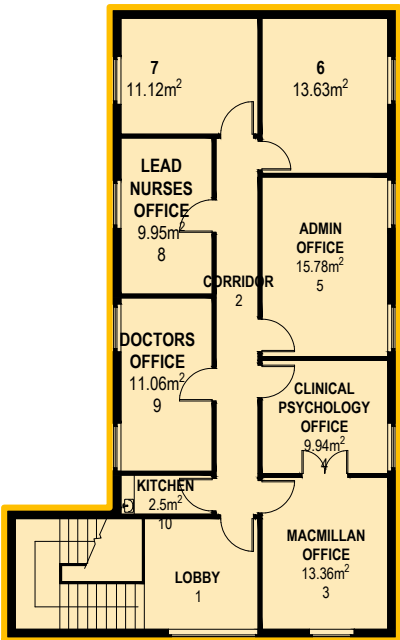
■ Illustrating the extent of later extensions ranging from the Victorian era to the 1990s, the Trust's Heritage consultant is of the opinion that alterations and removal of internal partitions would not be contentious in historic building terms; and that any alterations to the external fabric should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

0.3 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 compliance 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.

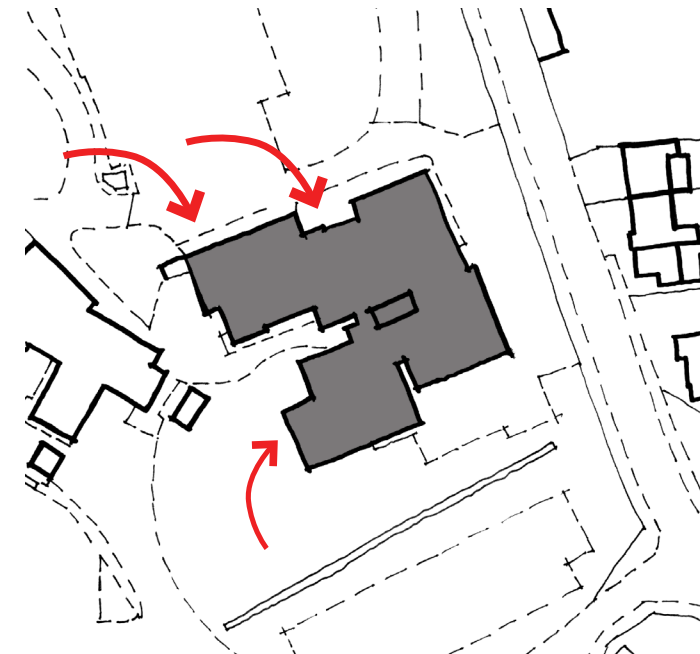
Windows to the original building are single sliding/casement windows. However, the extension windows are mostly single glazed, double glazed and modern UPVC; therefore, its been proposed to replace the damaged and broken single glazed windows with new single glazed timber windows.

Additional secondary glazing is to be added internally to meet acoustic rating within the Audiology department.

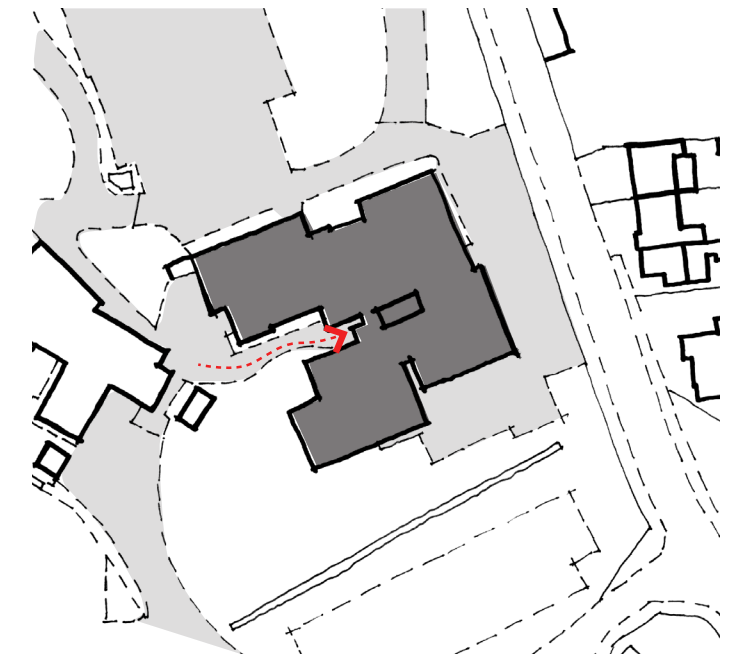
Extensive dampness is present due to lack of DPC, resulting in poor condition with minor cracking externally and internally, dampness to be amended and made good, and insulation of DPC is required to prevent further leaks and dampness.

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.

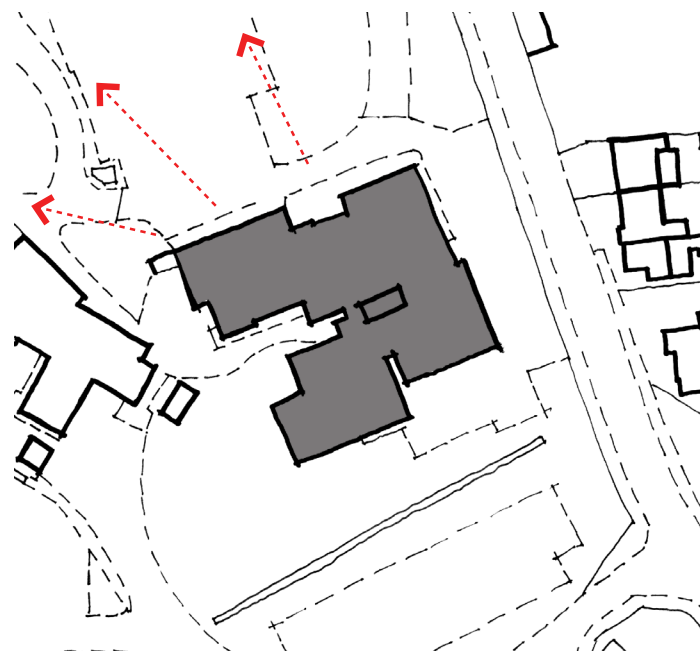
All damaged gutters are to be replaced like for like; additional RWP is required for roof drainage.



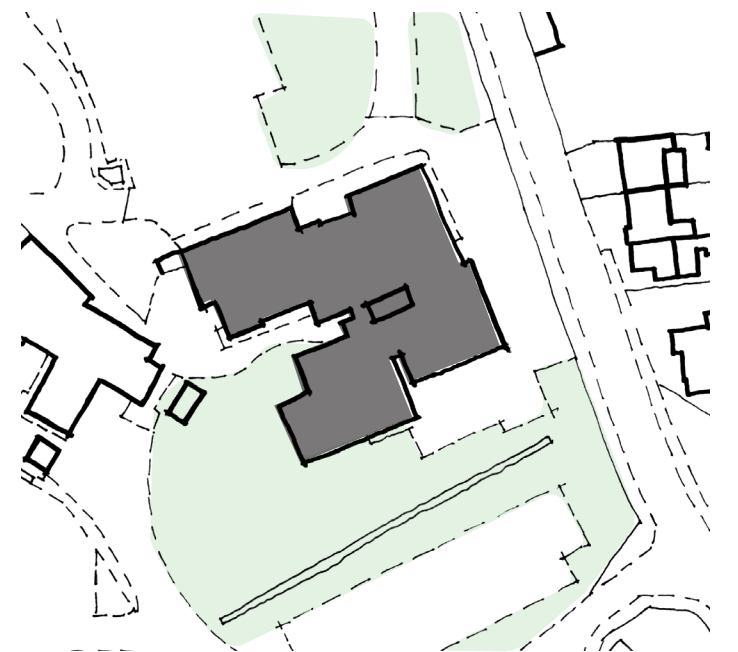
Main Entrances - For Adult Audiology and the Education Centre and Haematology



Access - Secondary Routes/ Staff access/ Education Centre



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



Green Space

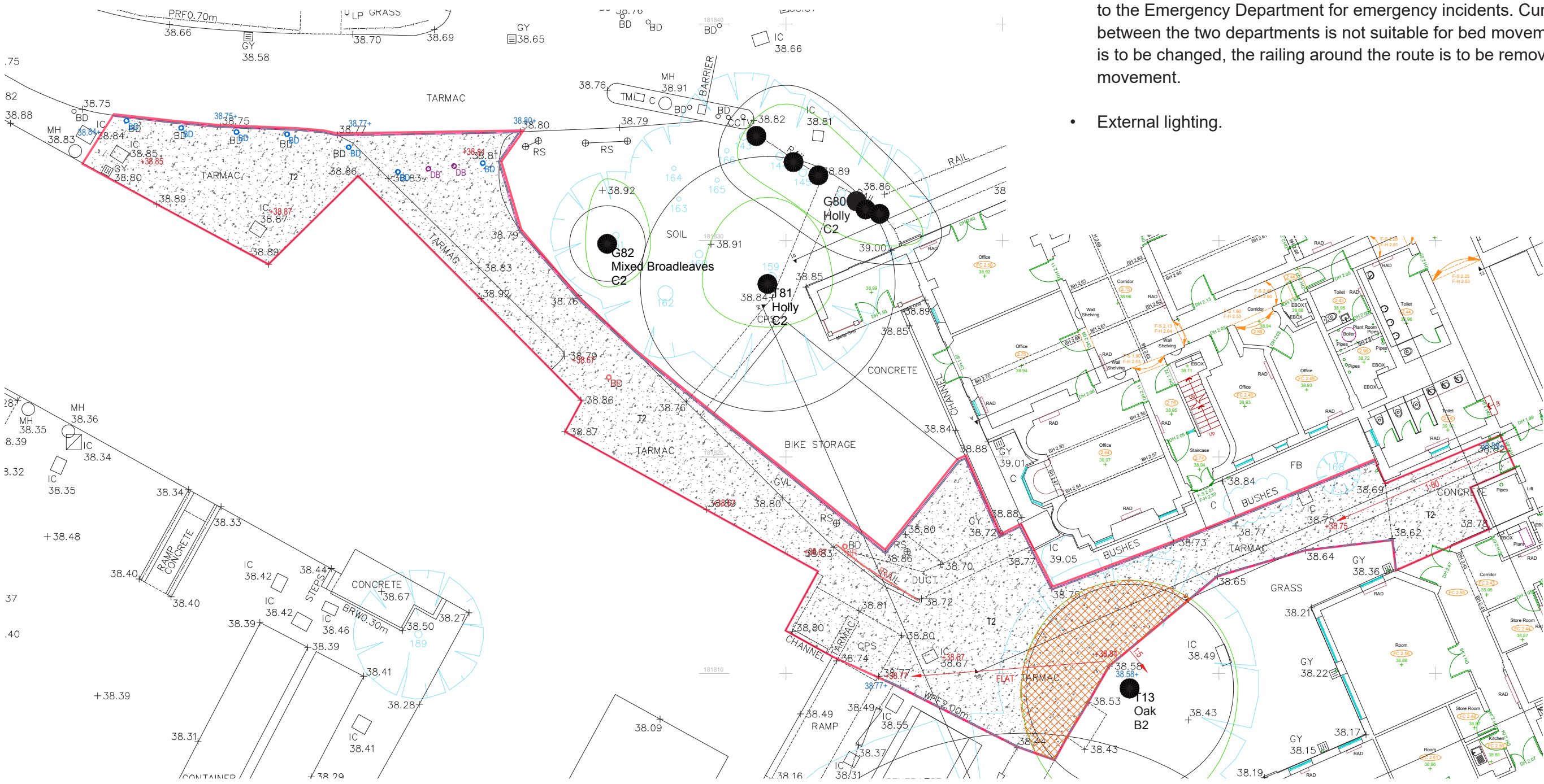
3.2 Proposed Route from Haemotology and the hospital

Design Consideration

The design team is currently investigating the patient route linked between the Haemotology (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 users have required a pathway set from the Haematology department to the Emergency Department for emergency incidents. Currently, the path between the two departments is not suitable for bed movement. the pavement is to be changed, the railing around the route is to be removed to fit the bed movement.
- External lighting.



3.3 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.

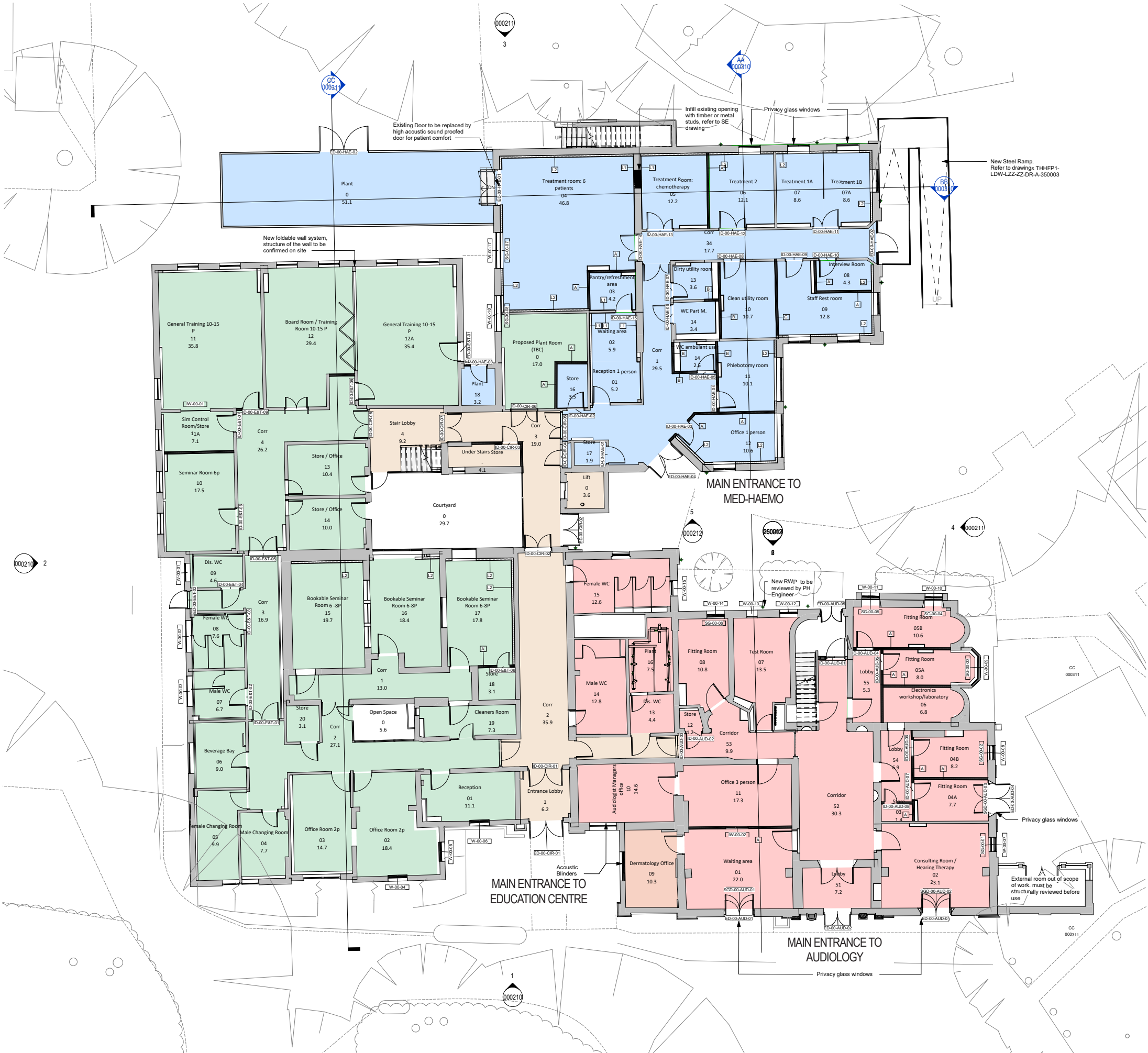
Adult Audiology on Ground Floor.

The layout is based on retaining as many existing room layouts, based on the advised schedule of areas; the key stakeholders have discussed and signed off all the 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.



- LEGEND
- Audiology
 - Education
 - Haematology
 - Office
 - Office comms & support
 - Shared comms

Scale 1:200@A3

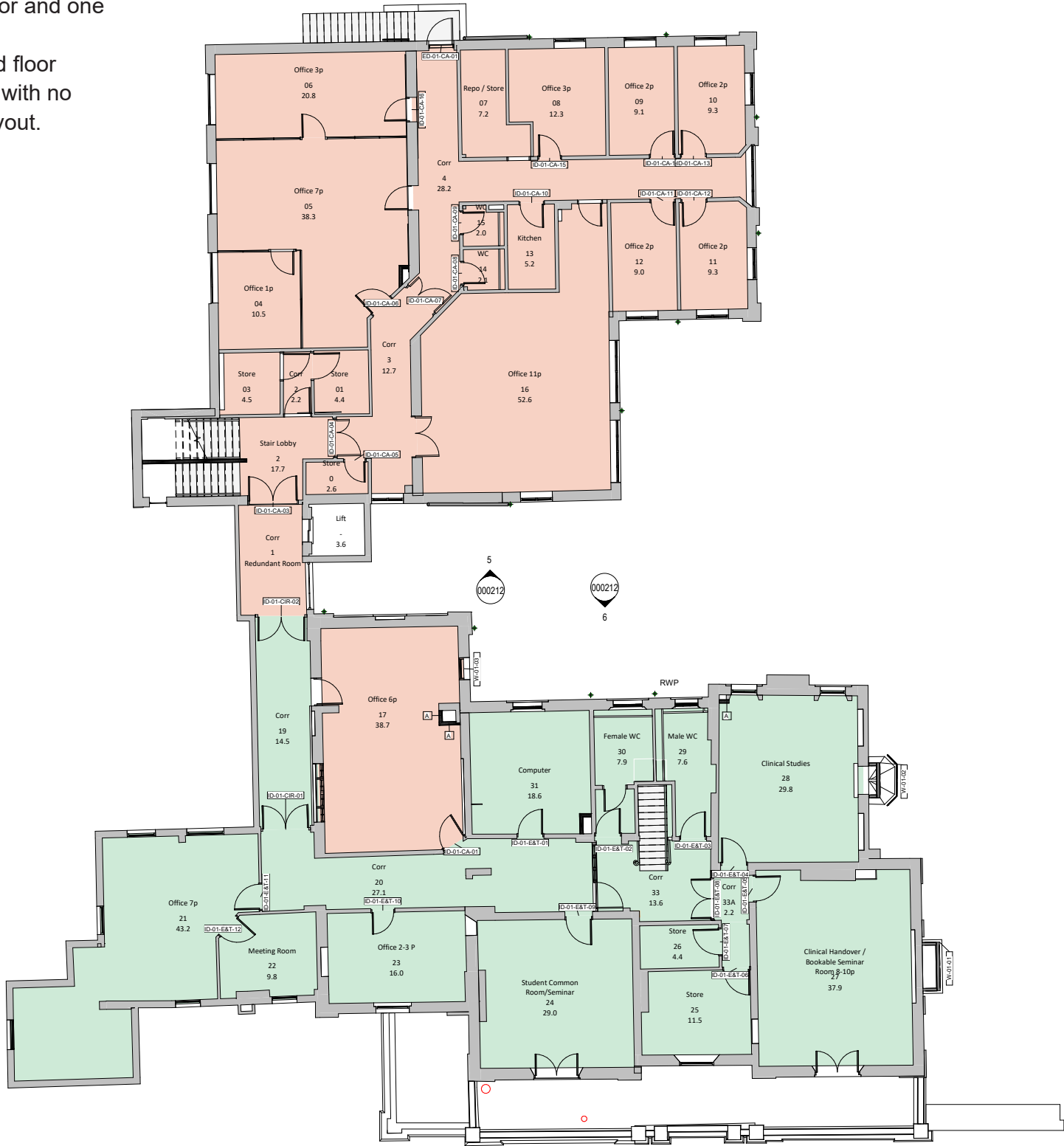
3.3 Proposal - First and Second Floor

Proposed Design:

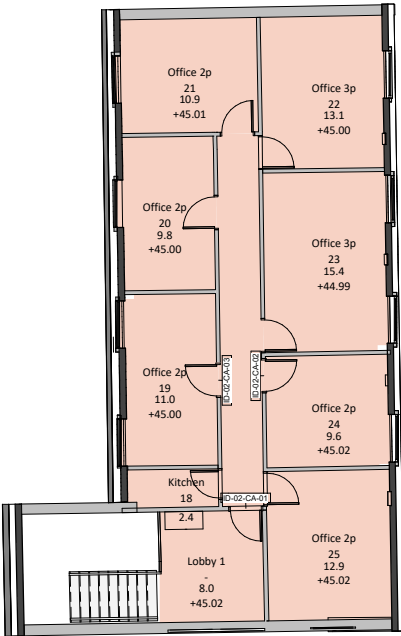
The first-floor layout Education department has been retained with minimum removal or one door and one partition to allow for larger spaces.

The remaining of the first floor and second floor have been assigned to the Admin offices, with no alterations or demolition to the existing layout.

FIRST FLOOR



SECOND FLOOR



LEGEND

- Education
- Haematology
- Office
- Shared comms

Scale 1:200@A3

3.4 Proposed Elevation

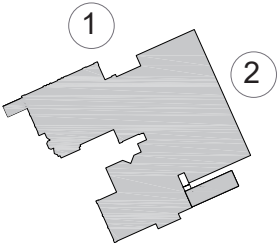
- 1. Existing roof to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters.
- 2. The chimney brick to be repointed to match existing and all flashing to be made good.
- 3. Existing round rooflight above 3 storey stairwell to be replaced by 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.
- 4. All existing guttering to be made good and replaced like for like. 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 rainscreen panels to be installed in lieu of the removed timber
- 9. Chemical DPC system min 150mm above external ground level to be agreed with building control conservation officer



Elevation 01



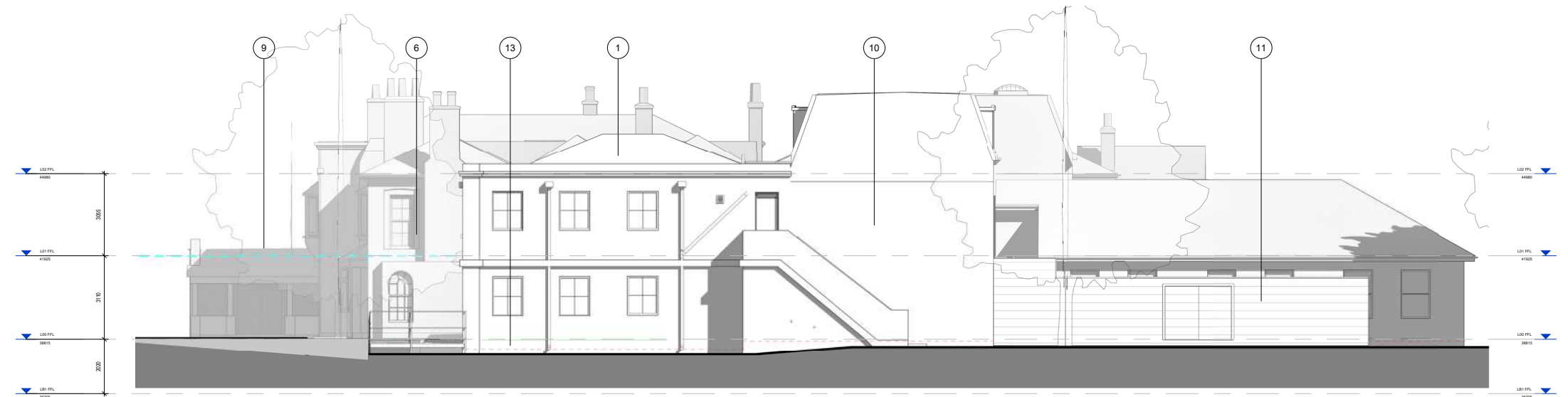
Elevation 02



Scale 1:200@A3

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. 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 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.
4. All existing guttering to be made good and replaced like for like. 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 rainscreen panels to be installed in lieu of the removed timber
9. Following clients confirmation - Shed space to be retained and not repaired. however shed must be reviewed by the S.E on the stability to be used for storage in the future.
10. Existing render and paint finish to be made good to match colour of stucco
11. New timber fenced enclosure for A/C plant to be positioned infront of the existing facade.
12. new ramp to be installed for compliance
13. Chemical DPC system min 150mm above external ground level to be agreed with building control conservation officer

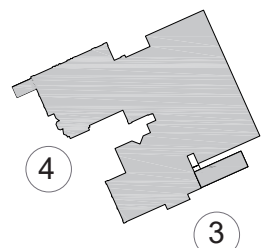


Elevation 03



Elevation 04

Scale 1:200@A3



3.4 Proposed Section

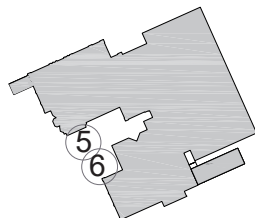
- 1. Existing roof to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters.
- 2. Existing round rooflight above 3 storey stairwell to be replaced by a roof access hatch which also provides compliant smoke control and natural light. Access 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. Chemical DPC system min 150mm above external ground level to be agreed with building control conservation officer
- 7. Missing RWP to be replaced by a new RWP.



Elevation 06



Elevation 05



Scale 1:200@A3

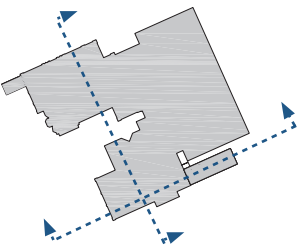
3.5 Proposed Section



Section CC



Section DD



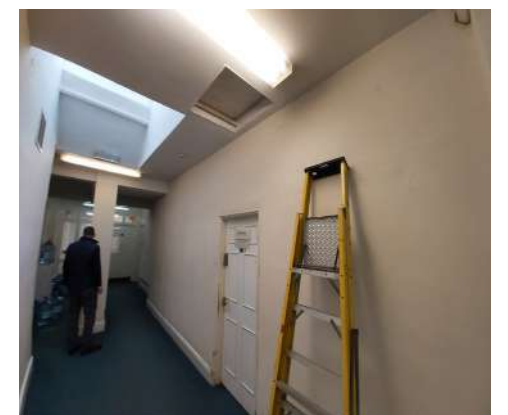
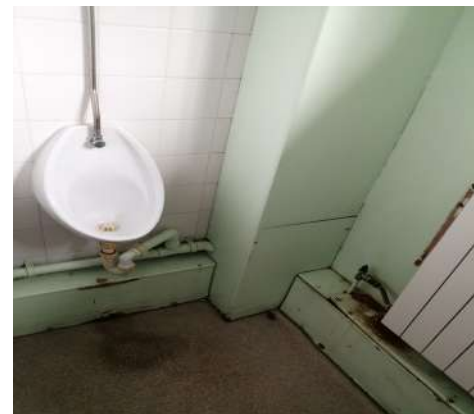
Scale 1:200@A3

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. Some rooms within the building have uneven flooring, which will need to be corrected, especially in lobby areas and corridors. (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.
- The underground well must be resolved to ensure the rising dampness does not continue in heavy rain.



3.6 Proposal - External doors and windows to be replaced



ED-00-AUD-01



ED-00-AUD-02



ED-00-HAE-01



ED-00-HAE-02



W-00-01/02/03



W-00-04



W-00-05



W-00-6



ED-00-AUD-03



ED-00-AUD-04



ED-00-HAE-03



ED-00-HAE-04



W-00-07



W-00-08



W-00-09



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



ED-00-AUD-05



ED-00-CIR-02



ED-00-E&T-03



ED-00-E&T-02



W-00-15



W-00-18/19



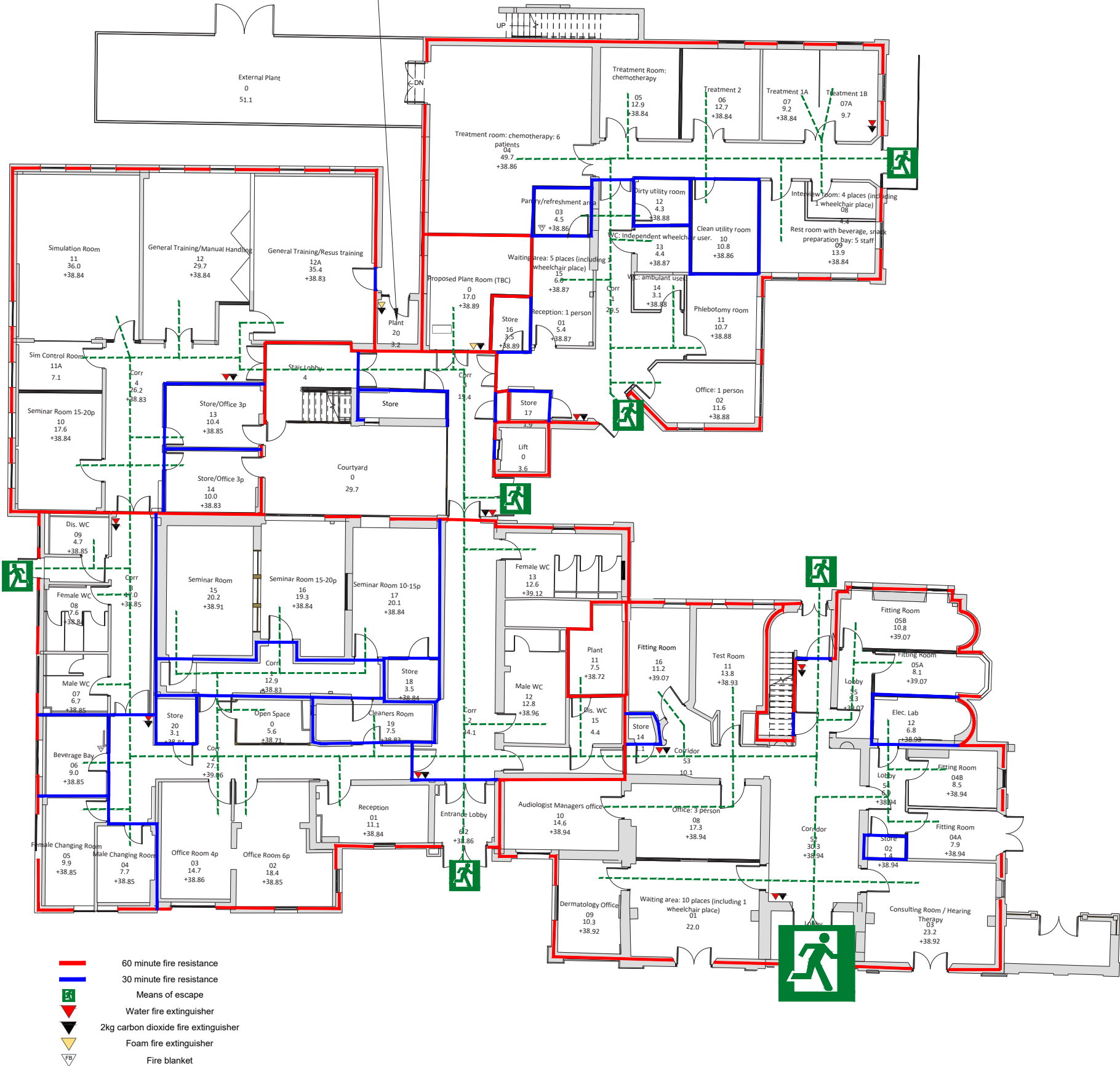
W-01-1



W-01-02

3.7 Proposal - Fire Safety Strategy

Wall to be 30-minute fire resistant to a height of not less than 1,100mm from pavement level



Proposed fire safety strategy plans :

Part B of Schedule 1 of the Building Regulations detail the functional requirements to provide for fire safety. Guidance on the application of the regulations is provided in approved codes of practice – ‘The Approved Documents’; Approved Document B – Fire Safety (Volume 2 – ‘Buildings other than dwelling houses’) provides guidance on compliance with fire safety requirements for some of the more common building types.

Alfro, the Fire Consultant, has recommended the following:

There is no feasible way to enclose the core stair to form a lobbying approach, as would usually be required for single stair conditions - this does not affect the ground level particularly. However, the second-floor level has only a single means of escape via this stair.

The stair to the second floor is separated from all accommodation by fire-resisting construction. Nevertheless, to ensure that the second floor is evacuated before the compromise of the means of escape, a fire alarm should be configured for L1 detection and simultaneous evacuation of the upper levels, which exceeds the usual requirements for office type accommodation and compensates for the lack of lobby protection to the stair.

The first-floor areas all have alternative means of escape, as does the ground level, but lobby protection must be provided to the core stair.

3.7 Proposal - Fire Safety Strategy

Notes From Fire Drawings

Portable Fire Extinguishers:

Portable fire equipment is shown in nominal types and locations for coordination purposes. Portable fire equipment is provided by others in accordance with BS 5306, with final locations determined on site.

Emergency lighting

Emergency lighting with minimum 3-hour duration in accordance with BS 5266-1:2016 and BS EN 1838:2013 in at least the following areas:

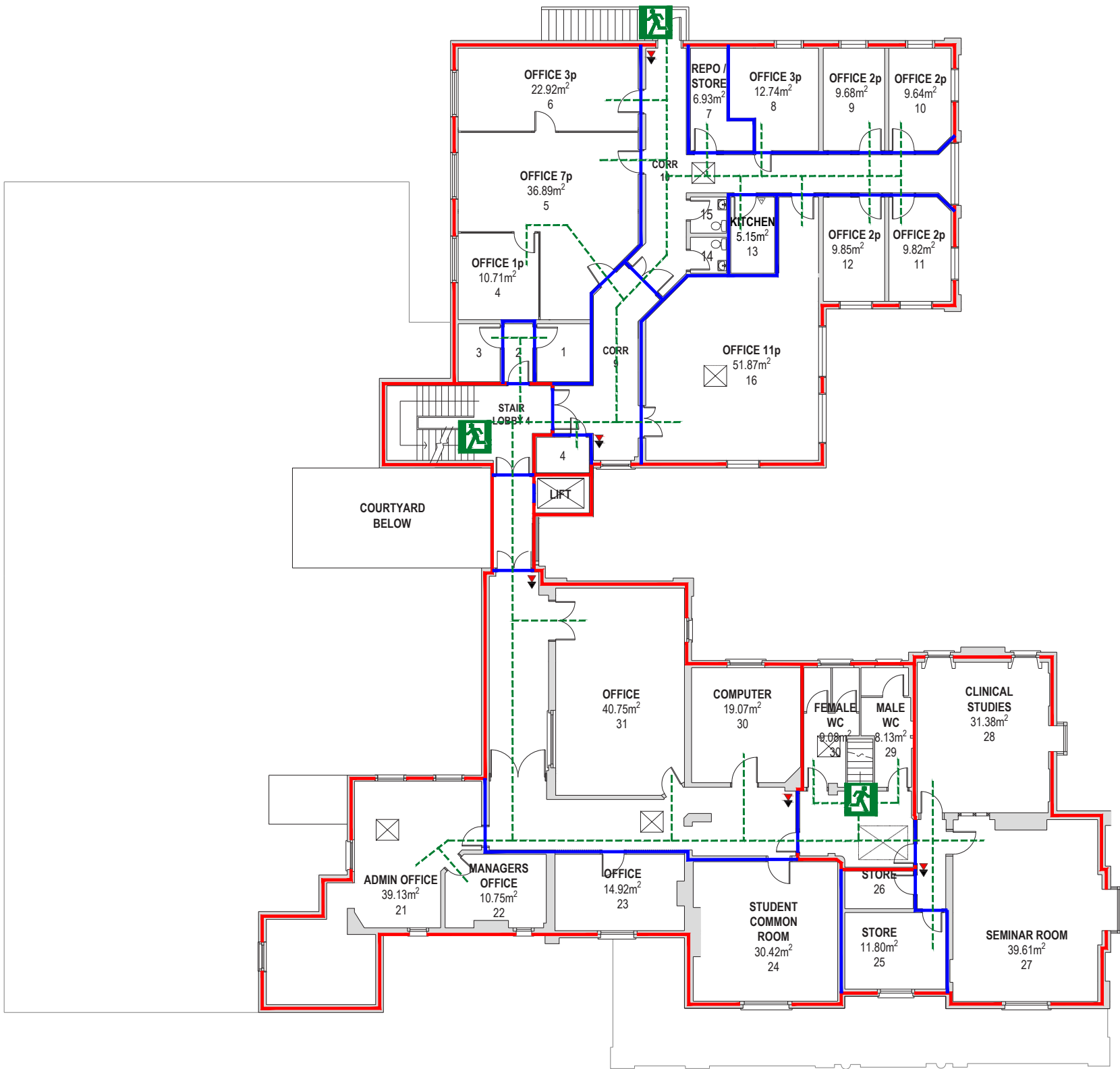
- Internal escape routes and corridors.
- The stair cores and the immediate vicinity of all external exits.
- Windowless sanitary accommodation.
- Plant room and control panel locations.
- Open plan areas in excess of 60m2.
- Sanitary accommodation for use by the disabled.

Fire alarm and detection

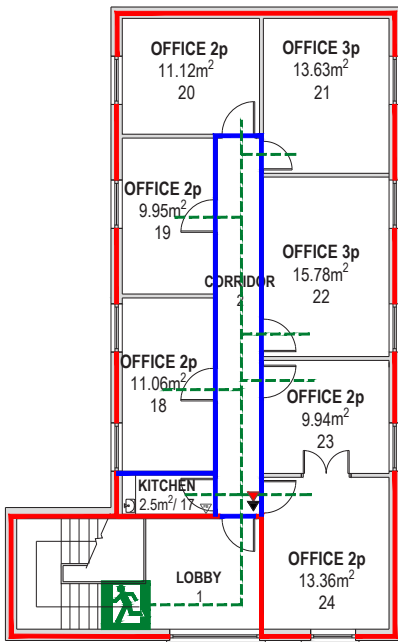
An automatic fire alarm and detection system is to be provided to category L1/M status in accordance with BS 5839-1:2017 and HTM 05-03:B.

Fire alarm loop cabling is to be of PH120 (enhanced) fire-resisting grade as defined by BS EN 50200:2006. Audiology booths and toilets to be provided with audio-visual warning devices.

The fire alarm is to be configured for a progressive evacuation plan in the ground level patient treatment areas. The office accommodation at first and second floor and the basement is in all cases to be evacuated simultaneously and completely.



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

4.0 Proposal - Adult Audiology

Proposed Design:

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

Audiology: 253.90m2

- Room adjacency and areas are based on existing provisions and SoA.
- The Audiology department will be located on the ground floor of the original building of the Furze Adult Audiology at Ground Floor.
- 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 and between the office space and the waiting/ reception.
- The test room will be set up as a room within a room (Booth) 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, secondary glazing will be needed for fit-out. Existing entrances have been retained;
- The users have requested for the department to be separate from the education department. The stair within the original building is to be used for emergencies only.
- 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.
- The finishes of the listed stairs to be made good and replaced like for like (Carpet)
- 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



ID-00-AUD-01



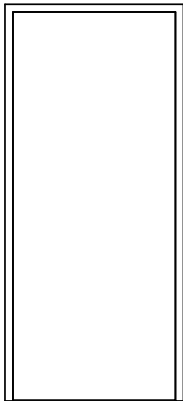
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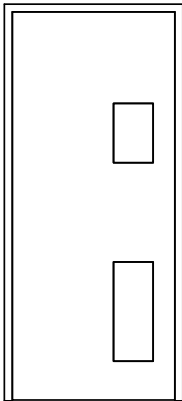
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ID-00-CIR-01

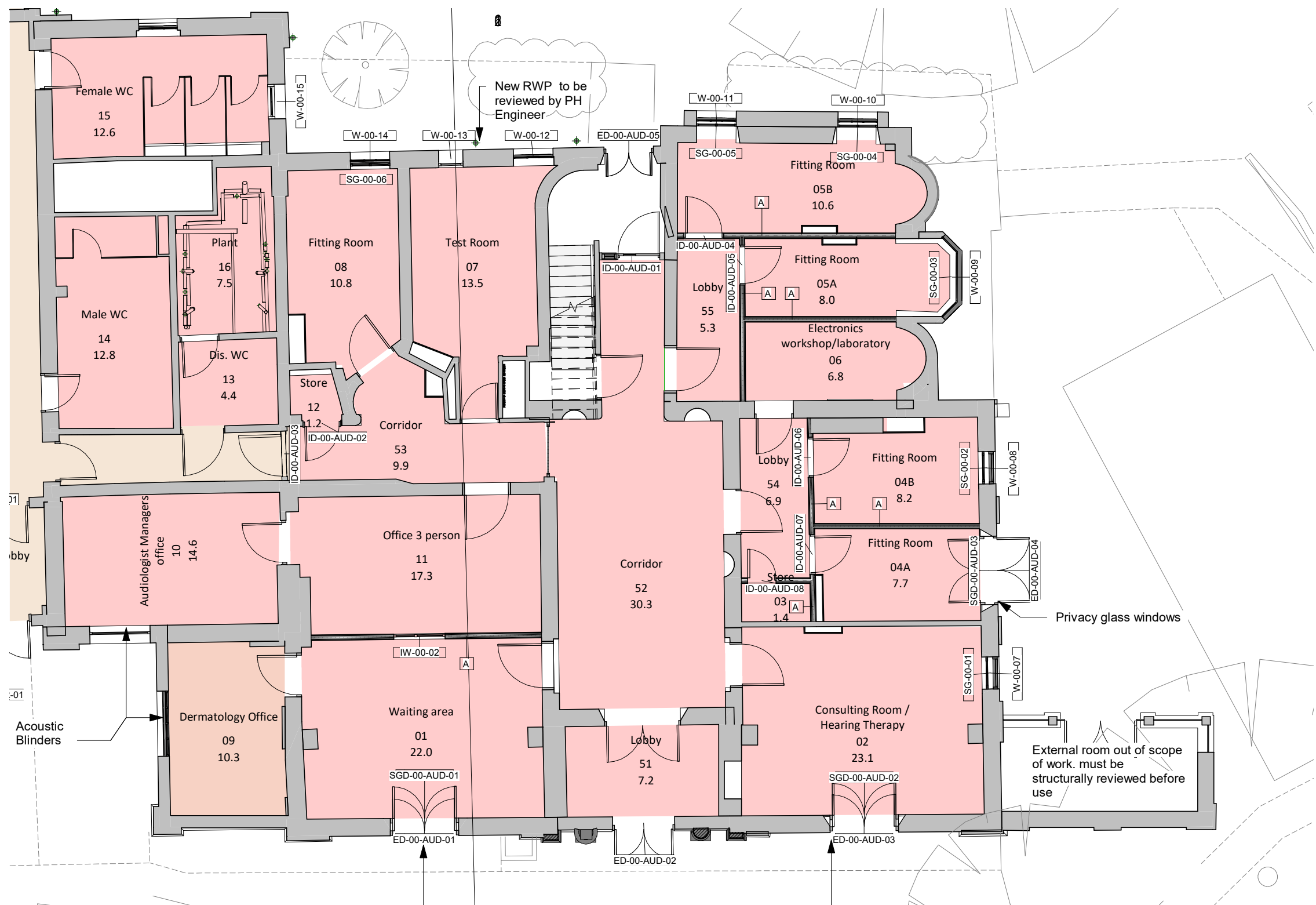


ID-00-AUD-08



ID-00-AUD-04/05/06/07

4.1 Proposal - Adult Audiology Plan



Scale 1:100@A3

4.2 Proposal - Adult Audiology SoA

Building Name	Level	Room Number	Room Name	Existing Room Area (m²)
Adult Audiology	0	1	Waiting Area	18.01
Adult Audiology	0	2	Reception	3.8
Adult Audiology	0	3	Consulting room/Hearing therapy	23.20
Adult Audiology	0	4a	Fitting room	7.90
Adult Audiology	0	4b	Fitting room	8.50
Adult Audiology	0	5	Fitting room	6.60
Adult Audiology	0	5a	Fitting room	6.20
Adult Audiology	0	5b	Fitting room	10.00
Adult Audiology	0	6	Stair lobby	6.09
Adult Audiology	0	7	Store	1.1
Adult Audiology	0	8	Office	17.30
Adult Audiology	0	9	Dermatologist office	10.30
Adult Audiology	0	10	Audiologist Managers office	14.60
Adult Audiology	0	11	Test Room	13.80
Adult Audiology	0	12	Workshop	11.20
Adult Audiology	0	13	Part M WC	4.40
Adult Audiology	0	14	Male WC / Changing Room	12.80
Adult Audiology	0	15	Female WC / Changing Room	12.60
Adult Audiology	0	Comms	Circulation	65.50

	Total Rooms		15
	Total Room NIA (m²)		188.40
	Comms NIA (m²)		65.50
	Total NIA (m²)		253.90

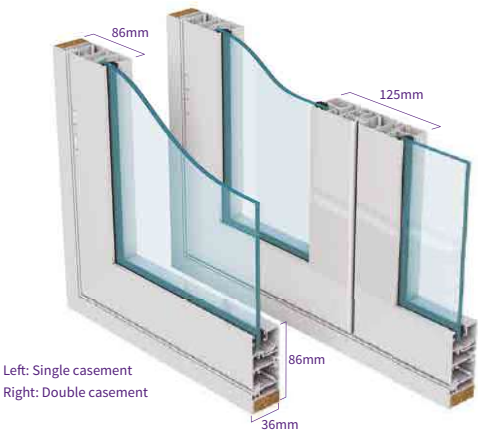
4.3 Proposal - Adult Audiology Secondary Glazing

Proposed Design:

The Audiology Department requires a certain acoustic rating due to the nature of use. Therefore its been proposed to introduce secondary glazing to all the clinical spaces within the audiology department 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

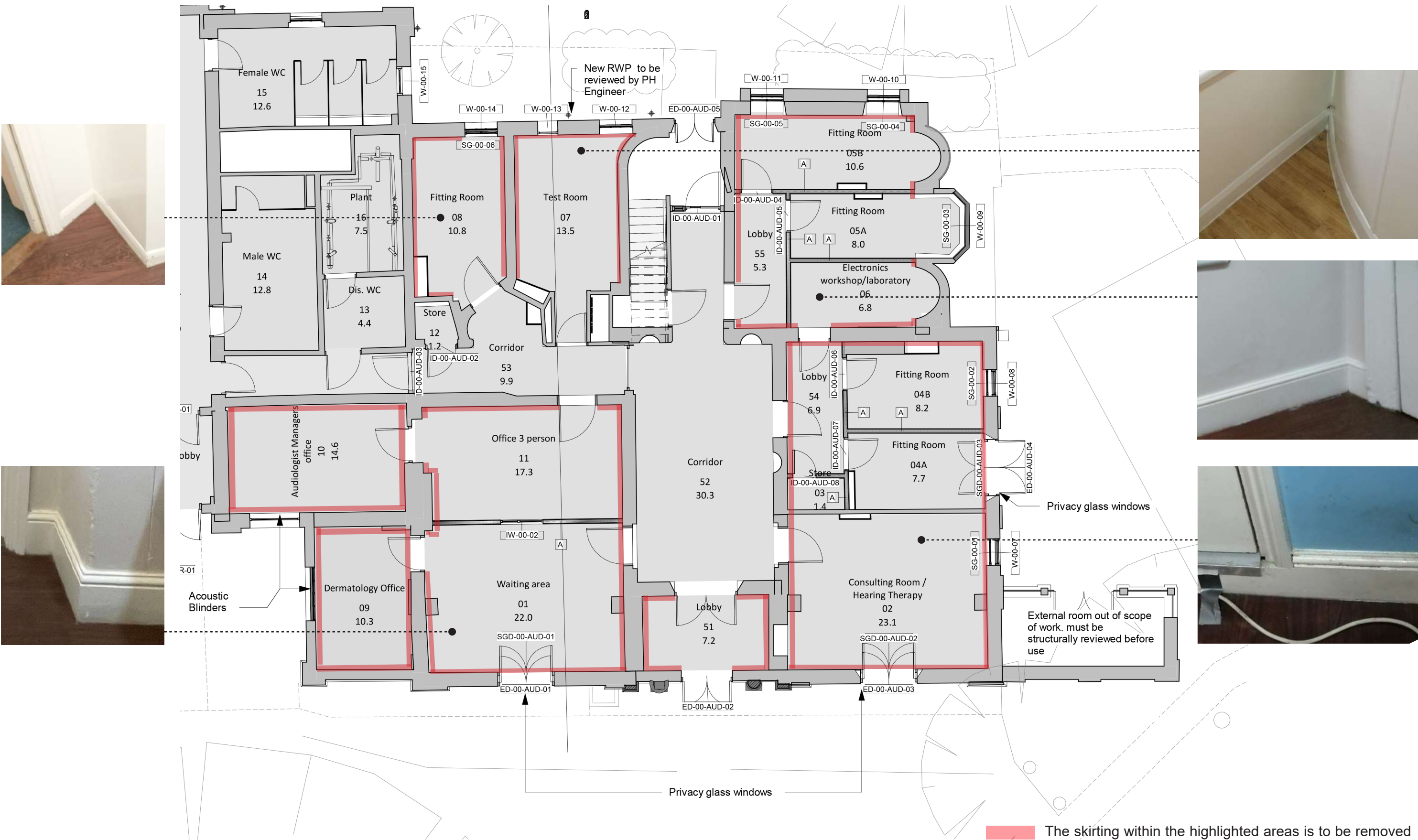
A versatile heavy duty hinged system suitable for treating large windows and doors. A range of glazing beads support thicker glass, standard sealed units and sealed units with integral blinds. Single and double casements with a secure lock option achieve Secured by Design accreditation.



A versatile hinged system with slim sections and flush hinges suitable for treating windows and standard sized doors. Single casements with a secure lock option achieve Secured by Design accreditation.



4.4 Proposal - Adult Audiology Removal of Skirting



The skirting within the highlighted areas is to be removed and replaced with vinyl skirting to comply with infection control guidelines. However, this is subject to a conservation office review.

4.5 Proposal - Adult Audiology New Finishes



Wall paint



Trunking



Suspended Ceiling



IPS Flinishes



Wood Vinyl Flooring

5.0 Proposal - Haemotology

Proposed Design:

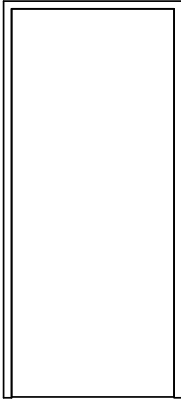
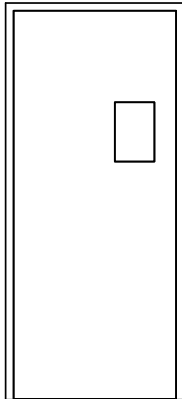
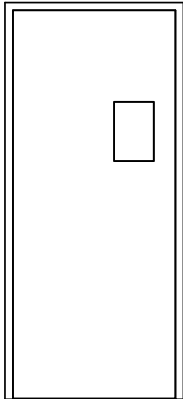
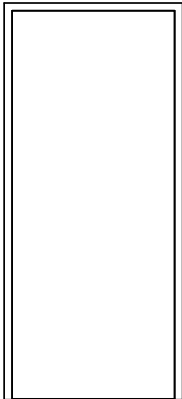
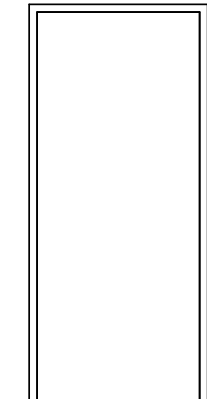
Proposed areas NIA (includes shared, comm and internal plant spaces):

Haematology: 178.10 m2

The initial proposal was presented to the Med-Haemotlotgy users for review , The final proposal presented in this report reflects comments received from many discussions 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.
- 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

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.



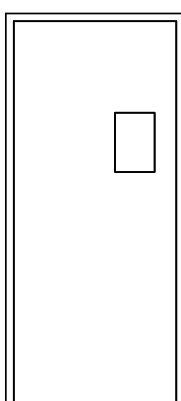
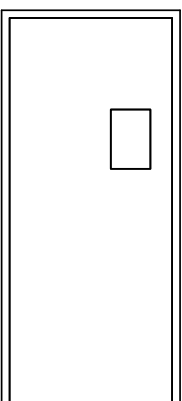
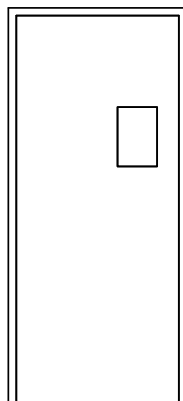
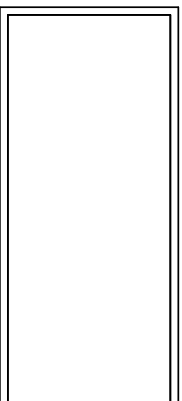
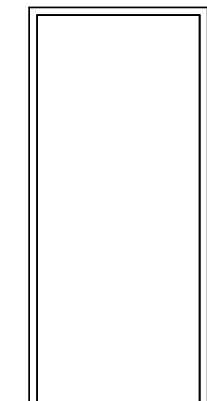
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ID-00-HAE-02

ID-00-HAE-03

ID-00-HAE-04

ID-00-HAE-05



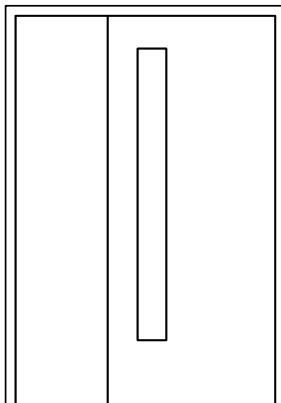
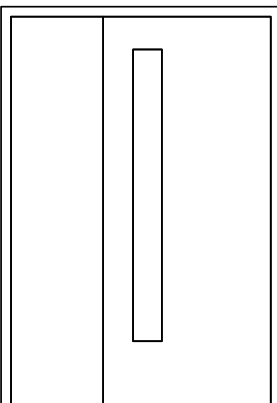
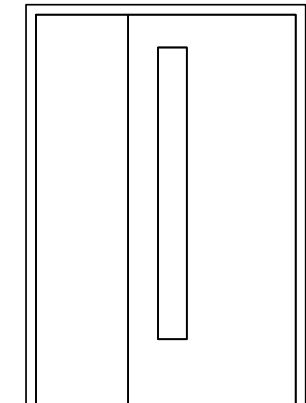
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ID-00-HAE-08

ID-00-HAE-09

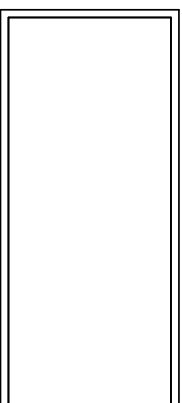
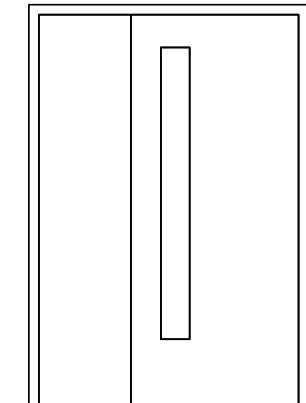
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ID-00-HAE-013

ID-00-HAE-012

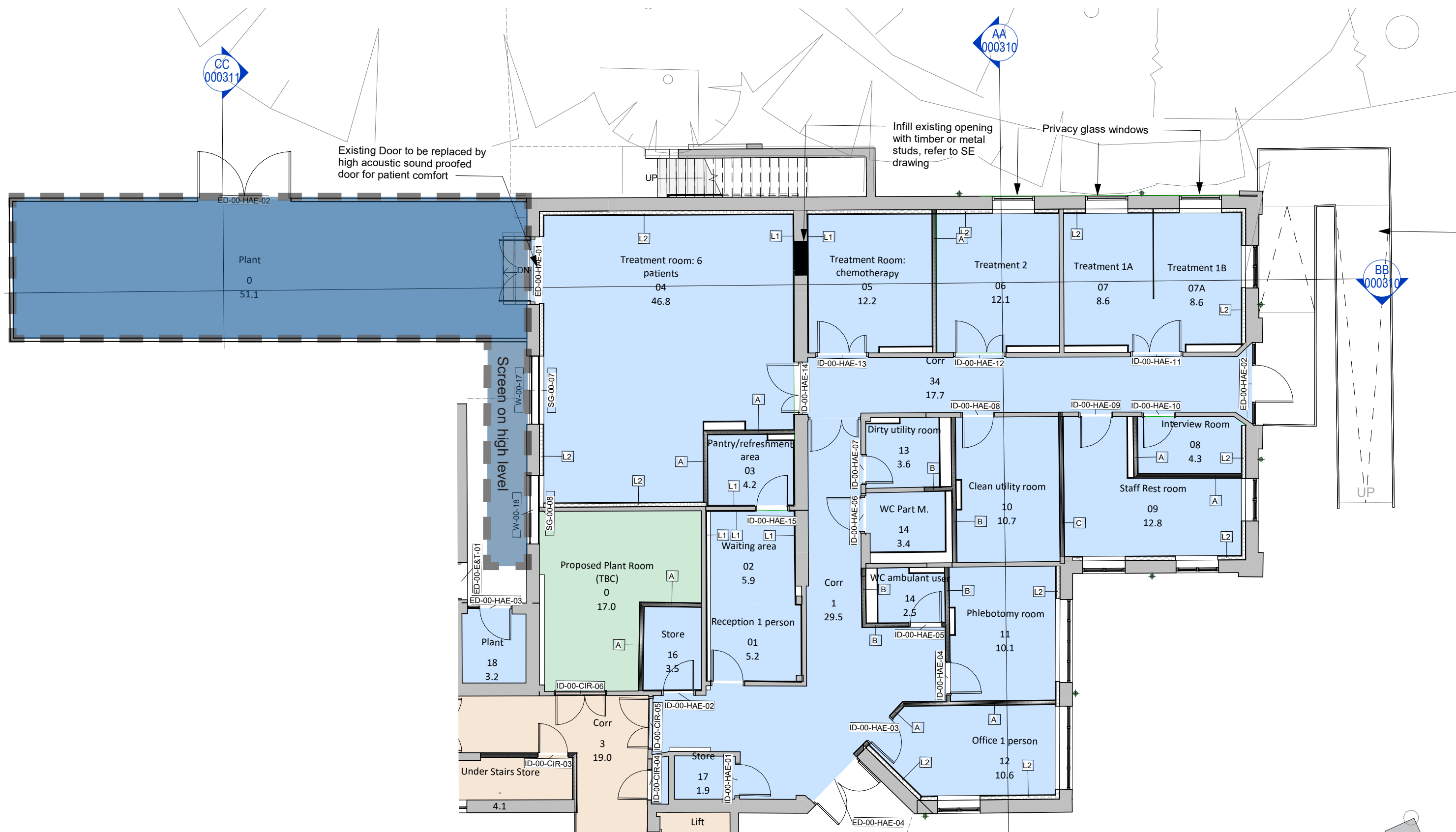
ID-00-HAE-011



ID-00-HAE-014

ID-00-HAE-015

5.1 Proposal - Haemotology Plan



Scale 1:100@A3

5.2 Proposal - Haematology SoA

Building Name	Level	Room Number	Room Name	Room Area (m²)
The Furze - Haematology	0	1	Reception	5.4
The Furze - Haematology	0	2	Office 1 Person	11.6
The Furze - Haematology	0	3	Pantry	4.5
The Furze - Haematology	0	4	Treat 6 Ch Bay	48.1
The Furze - Haematology	0	5	Treatment 3	12.2
The Furze - Haematology	0	6	Treatment 2	12.1
The Furze - Haematology	0	7	Treatment 1A	8.6
The Furze - Haematology	0	7A	Treatment 1B	8.6
The Furze - Haematology	0	8	Interview Room	4.3
The Furze - Haematology	0	9	Staff Rest	12.8
The Furze - Haematology	0	10	Clean Utility	10.70
The Furze - Haematology	0	11	Phlebotomy	10.10
The Furze - Haematology	0	12	Dirty Utility	3.60
The Furze - Haematology	0	13	Dis. WC	3.40
The Furze - Haematology	0	14	WC	2.50
The Furze - Haematology	0	15	Wait	5.9
The Furze - Haematology	0	16	Store	3.5
The Furze - Haematology	0	17	Store	1.9
The Furze - Haematology	0		Circualtion	46

	Total Rooms		20
	Total Room NIA (m²)		169.80
	Comms NIA (m²)		46.00
	Total Room NIA (m²)		215.80

5.3 Proposal - Haematology 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 3 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 slab 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



Floor Vinyl



Painted Surfaces



Timber Screen



Colours



Wall and floor contrast



Floor Vinyl

6.0 Proposal - Education and Training

Proposed Design:

Education Centre: 689.30 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.



ID-00-E&T-01



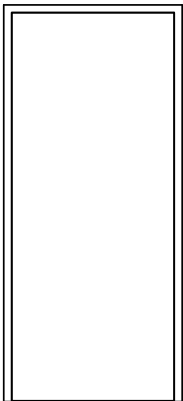
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ID-00-E&T-03&4



ID-00-E&T-05



ID-00E&T-04/05/06/08/08/09



ID-01-E&T-01/02/03/04/05/06/07



ID-01-E&T-08



ID-01-E&T-09/10



ID-01-E&T-11/12



ID-00-CIR-02



ID-01-CIR-01



ID-00-CIR-07

6.1 Proposal - Education and Training Plan

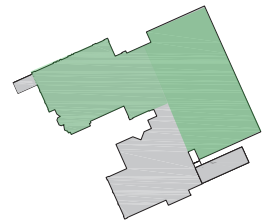
GROUND FLOOR



FIRST 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	Number of users (Covid)	Number of users (Non-Covid)
The Furze	0	1	Reception	11.1	1	2
The Furze	0	2	Office Room	18.4	2	4
The Furze	0	3	Office room	14.7	2	3
The Furze	0	4	M changing room	7.7	n/a	n/a
The Furze	0	5	F changing room	9.9	n/a	n/a
The Furze	0	6	Beverage bay	9	n/a	n/a
The Furze	0	7	Male WC	6.7	n/a	n/a
The Furze	0	8	Female WC	7.6	n/a	n/a
The Furze	0	9	Disabled WC	4.7	n/a	n/a
The Furze	0	10	Seminar	17.5	6	12
The Furze	0	11A	Control room/ Store	7.1	1	2
The Furze	0	11	General Training room	35.8	10 to15	20
The Furze	0	12	Board Room / Training room	29.4	10 to15	20
The Furze	0	12A	General Training room	35.4	10 to15	35.4
The Furze	0	13	Office /Store	10.4	2	2
The Furze	0	14	Office /Store	10	2	2
The Furze	0	15	General Seminar	19.7	6 to 8	12 to15
The Furze	0	16	General Seminar	18.4	6 to 8	12 to 15
The Furze	0	17	General Seminar	17..8	6 to 8	12 to 15
The Furze	0	18A	Store	3.1	n/a	n/a
The Furze	0	19	Cleaners Room	7.3	n/a	n/a
The Furze	0	20	Store	3.1	n/a	n/a
The Furze	0	Comms	Circulation	83.2	n/a	n/a
The Furze	1	21	Admin Office	43.2	7	10
The Furze	1	22	Meeting room	9.8	2	2
The Furze	1	23	Office	16	2 to 3	2 to 3
The Furze	1	24	Student Common room/Seminar	29	4	6
The Furze	1	25	Store	11.5	n/a	n/a
The Furze	1	26	Store	4.4	n/a	n/a
The Furze	1	27	Seminar room	38	8 to 10	15
The Furze	1	28	Clinical Studies	29.80	8 to 10	15
The Furze	1	29	Male WC	7.60	n/a	n/a
The Furze	1	30	Female WC	7.90	n/a	n/a
The Furze	1	31	Computer	18.6	6	10
The Furze	1	32	Office	39	6	6
The Furze	1		Circulation	72.4	72.4	72.4

Total Rooms		32		
Total Room NIA (m²)		541.80		
Comms NIA (m²)		155.60		
Total NIA (m²)		697.40		

6.3 Proposal - Education and Training

Design Precedents:

- Flexible study spaces with pocket spaces tailored to specific activities;
- Ensure every element from lighting, layouts to joinery is working as a cohesive whole;
- Simple, smart use spaces



Floor Vinyl



Acoustic Ceiling



Carpet



Office Internal Painted Walls



7.0 Proposal - Office Spaces

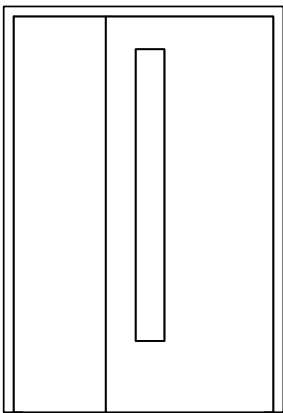
Proposed Design:

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

Offices: 354.23 m2

- The clinical office space is designed to provide 44 clinical hot I desks.
The design of desk numbers is based on covid-measures in place.
Without covid measures, the desk numbers change to accommodate 49 desks.
The clinical desks department is allocated within half of the first floor and the entire 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.



ID-01-CA-04/07



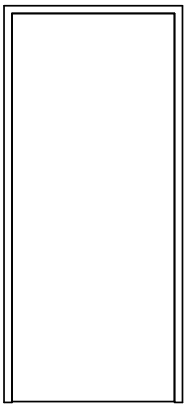
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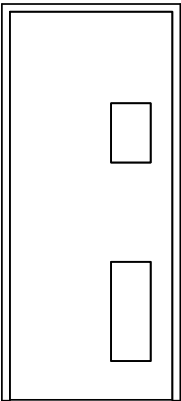
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ID-02-CA-01&02



ID-01-CA-05/08/09/16



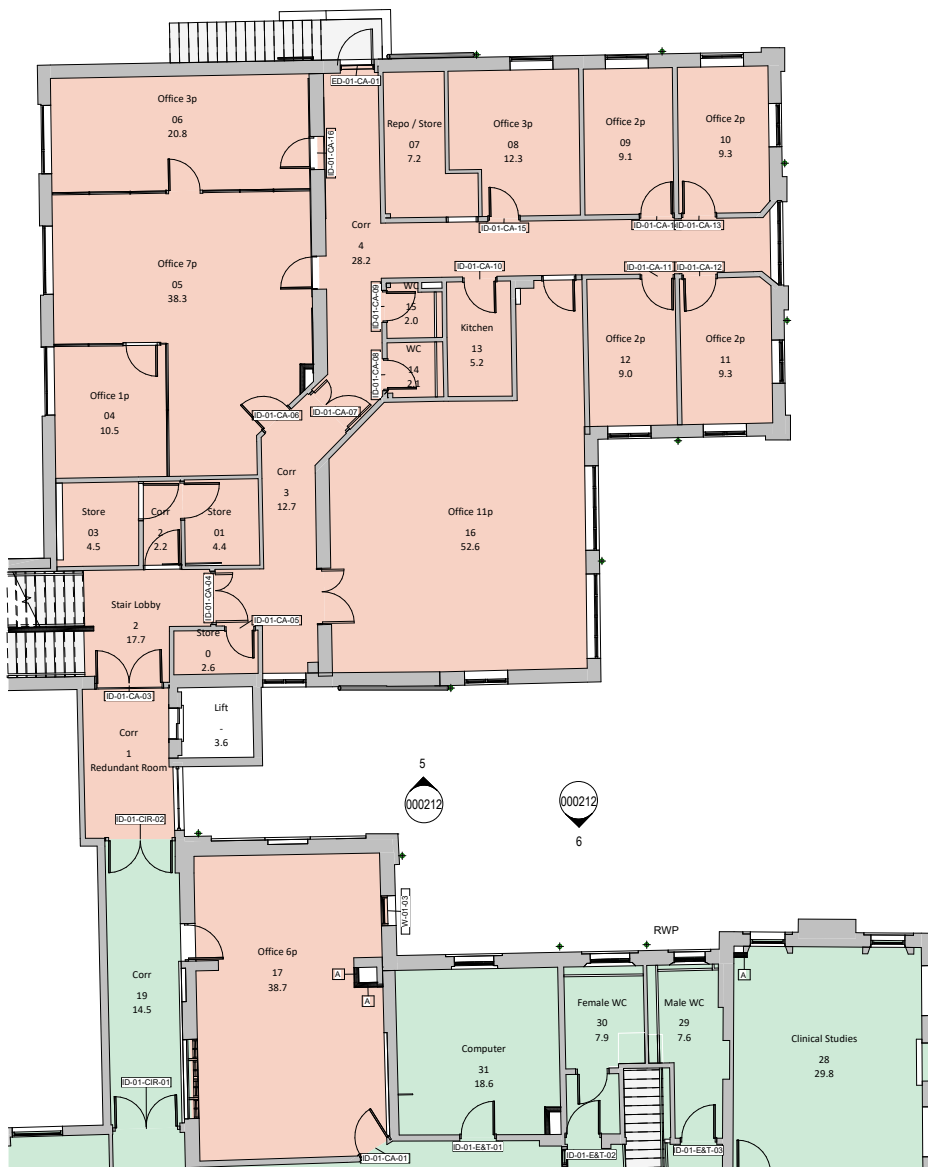
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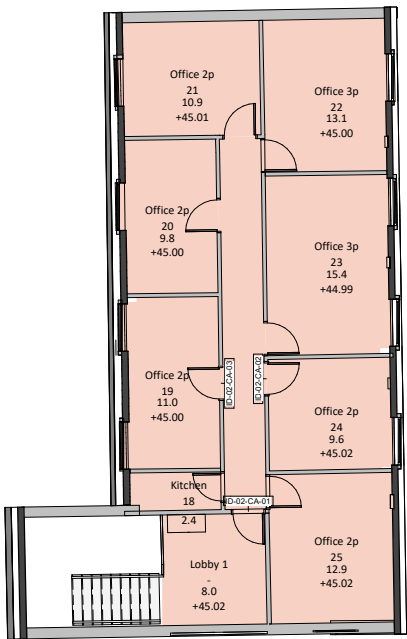
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7.1 Proposal - Office Spaces

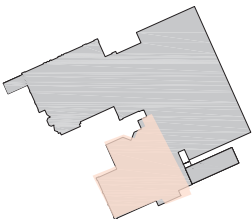
FIRST FLOOR



SECOND FLOOR



Scale 1:200@A3



7.2 Proposal - Office Spaces

Building Name	Level	Room Number	Room Name	Existing Room Area (m²)
The Furze - Offices & Admin	1	1	Store	4.5
The Furze - Offices & Admin	1	2	Lobby	2.2
The Furze - Offices & Admin	1	3	Store	4.4
The Furze - Offices & Admin	1	4	Office 1P	10.5
The Furze - Offices & Admin	1	5	Office 7P	38.6
The Furze - Offices & Admin	1	6	Office 3P	20.9
The Furze - Offices & Admin	1	7	Store	7.2
The Furze - Offices & Admin	1	8	Office 3P	12.3
The Furze - Offices & Admin	1	9	Office 2P	9.1
The Furze - Offices & Admin	1	10	Office 2P	9.30
The Furze - Offices & Admin	1	11	Office 2P	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	2.00
The Furze - Offices & Admin	1	15	WC	2.10
The Furze - Offices & Admin	1	16	Office 11P	52.60
The Furze - Offices & Admin	1		Circulation	49.10
The Furze - Offices & Admin	2	17	Kitchen	2.50
The Furze - Offices & Admin	2	18	Office 2P	11.00
The Furze - Offices & Admin	2	19	Office 2P	9.8
The Furze - Offices & Admin	2	20	Office 2P	10.9
The Furze - Offices & Admin	2	21	Office 3P	13.1
The Furze - Offices & Admin	2	22	Office 3P	15.4
The Furze - Offices & Admin	2	23	Office 2P	9.60
The Furze - Offices & Admin	2	24	Office 2P	12.90
The Furze - Offices & Admin	2		Circulation	20.73

	Total Rooms		24
	Total Room NIA (m²)		284.40
	Comms NIA (m²)		69.83
	Total NIA (m²)		354.23

8.0 Access (Ramp)

The Ramp Design

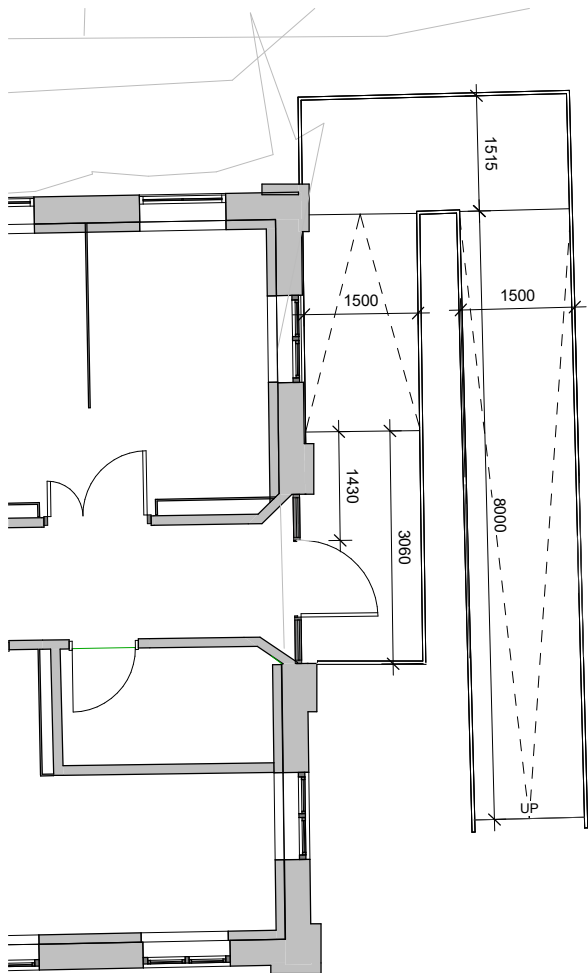
The Furze Building has step-free access; secondary access within the Haematology department is through a solid concrete ramp that leads towards the water ditch and vegetations, causing health and safety issues and not complying with Approved Documents Part M and Part B.

The landing of the existing ramp is not directly in front of the 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 1354mm. Landings require a min-width of 1200mm. Currently, there is no landing at the foot of the ramp, just a soft landscape (grass), which could cause danger to the users in an emergency to 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.

The ramp must be 10m maximum before including a level resting platform of 1.5m minimum length for compliance. 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 a minimum height of 100mm may be required along the edge of the ramp. A handrail must also be provided on either side of the ramp.



1 Ramp Plan
1:50



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