



*Part 1*

# ***INTRODUCTION***



# 1.1 Executive Summary

This report has been prepared by IBI group to accompany a hybrid planning application being submitted by the Applicant, Hillingdon Hospitals NHS Foundation Trust, to the London Borough of Hillingdon.

The proposals seek to make optimal use of the land through the comprehensive redevelopment of the Hillingdon Hospital Site to deliver a hospital that has been designed to improve the experience of patients and staff.

The Trust have outlined that at the heart of the proposals, is a shared vision of providing improved access to better healthcare services for our population in a new fit for purpose local hospital on the Hillingdon Hospital site. The Trust, working with partners across the community, seek to improve care and help avoid unnecessary hospital stays. The strategy targets improvements through collaboration, integration and greater efficiency.

The Trust plan to provide the same range of services that are currently available at the hospital, but in a high quality, purpose-built facility. In designing the new facility, the Trust seek to work with its partners across the health and social care system to improve the integration of care across the borough and beyond. There is undoubtedly a need for a new hospital in Hillingdon, given that the life of the Hillingdon Hospital estate has largely expired. The optimisation of the existing hospital site through the construction of a new hospital on the western extent of the site will allow the rest of the site to be cleared for other land uses such as residential in line with the thrust and intent of local, regional and national planning policies.

The proposal comprises a hybrid planning application for:

- 1. FULL** application seeking planning permission for demolition of existing buildings and redevelopment of the site to

provide the new Hillingdon Hospital, multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/expansion space, and other works incidental to the proposed development.

- 2. OUTLINE** planning application (all matters reserved, except for access) for the demolition of buildings and structures on the remaining site (excluding the Grade II Furze, Tudor Centre and proposed new Nursery) for a mixed-use development comprising residential (Class C3) and supporting Commercial, Business and Service uses (Class E), new pedestrian and vehicular access; public realm, amenity space, car and cycling parking.

Outline details: Comprising up to 327 residential units (Use Class C3) and up to 800sqm of town centre uses (Use Class E) in a series of buildings ranging in height from 3 up to 8 storeys with associated access and car parking for up to 302 vehicles and up to 515 cycle parking spaces, refuse storage, landscape and amenity areas and associated servicing.

This document sets out Hillingdon Hospital Redevelopment's needs and vision, the Application Site context, and influences and evolution of the Proposed Development. The design principles and illustrative masterplan then demonstrates how development may come forward within the parameters set out for the Proposed Development.



*Illustrative masterplan*



## 1.2 Report Structure

This report is structured following the CABE (Commission for Architecture and the Built Environment) guidance on how to write a Design and Access Statement.

The following sections are included:

**2 Site Context;** Illustrates site analysis, opportunities and constraints.

**3 Use and Amount;** Illustrates the space brief for the hospital proposed within the phase 1 works and the multi-storey car park.

**4 Layout;** Illustrates the site plan and masterplan arrangement including the public realm spaces and floor by floor arrangements of the proposed hospital.

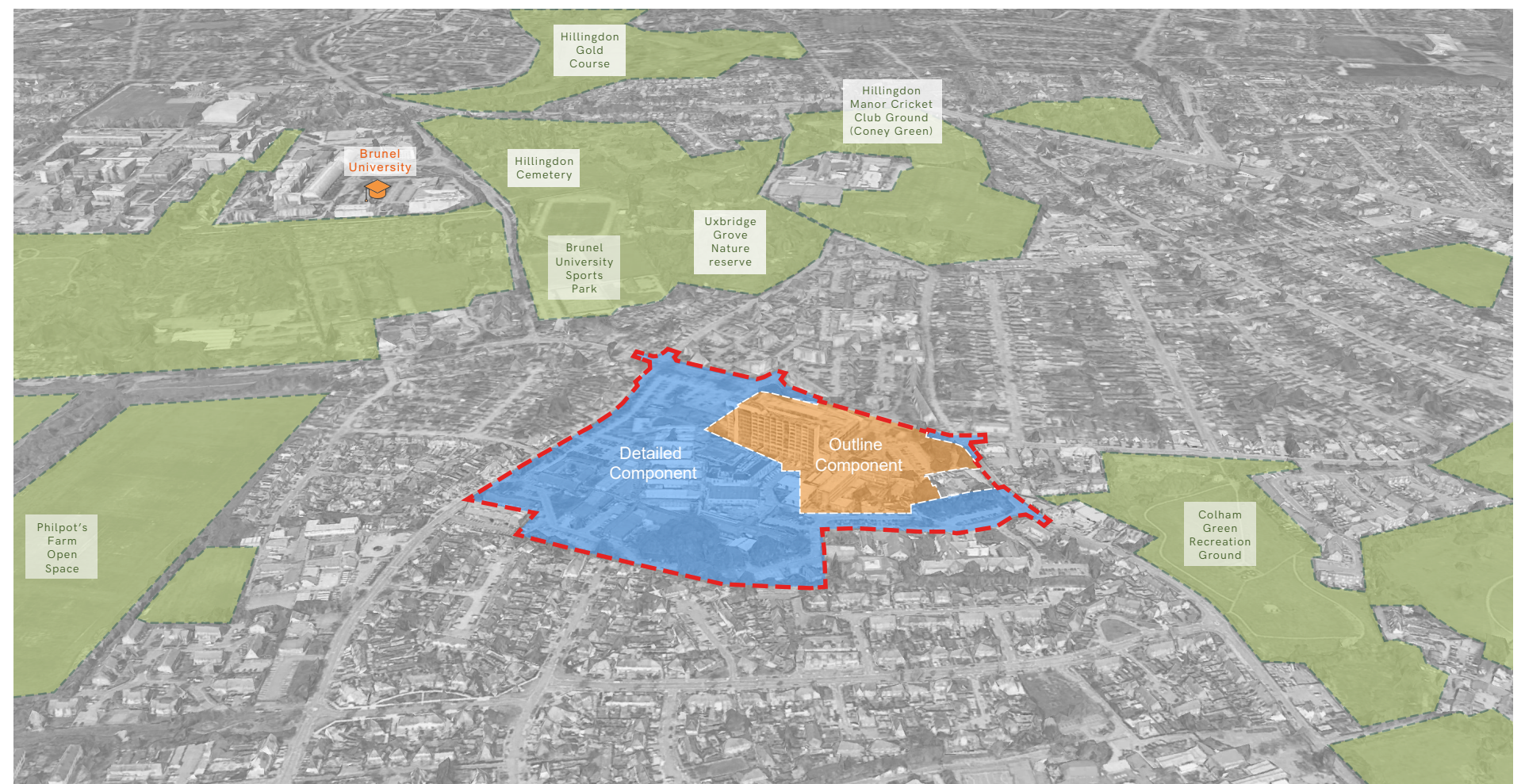
**5 Scale;** Illustrates the character and appearance of the hospital redevelopment and its context including building elevations,

approach to materials and illustrative views.

**6 Landscaping;** which describes the landscaping design in the new proposed hospital and its surrounding ground.

**7 Residential Component;** which outlines the parameters for the development of the wider site including the open space provision.

**8 Access;** Illustrated the approach to site, masterplan and building access supportive of a barrier free approach and inclusivity.



Aerial view

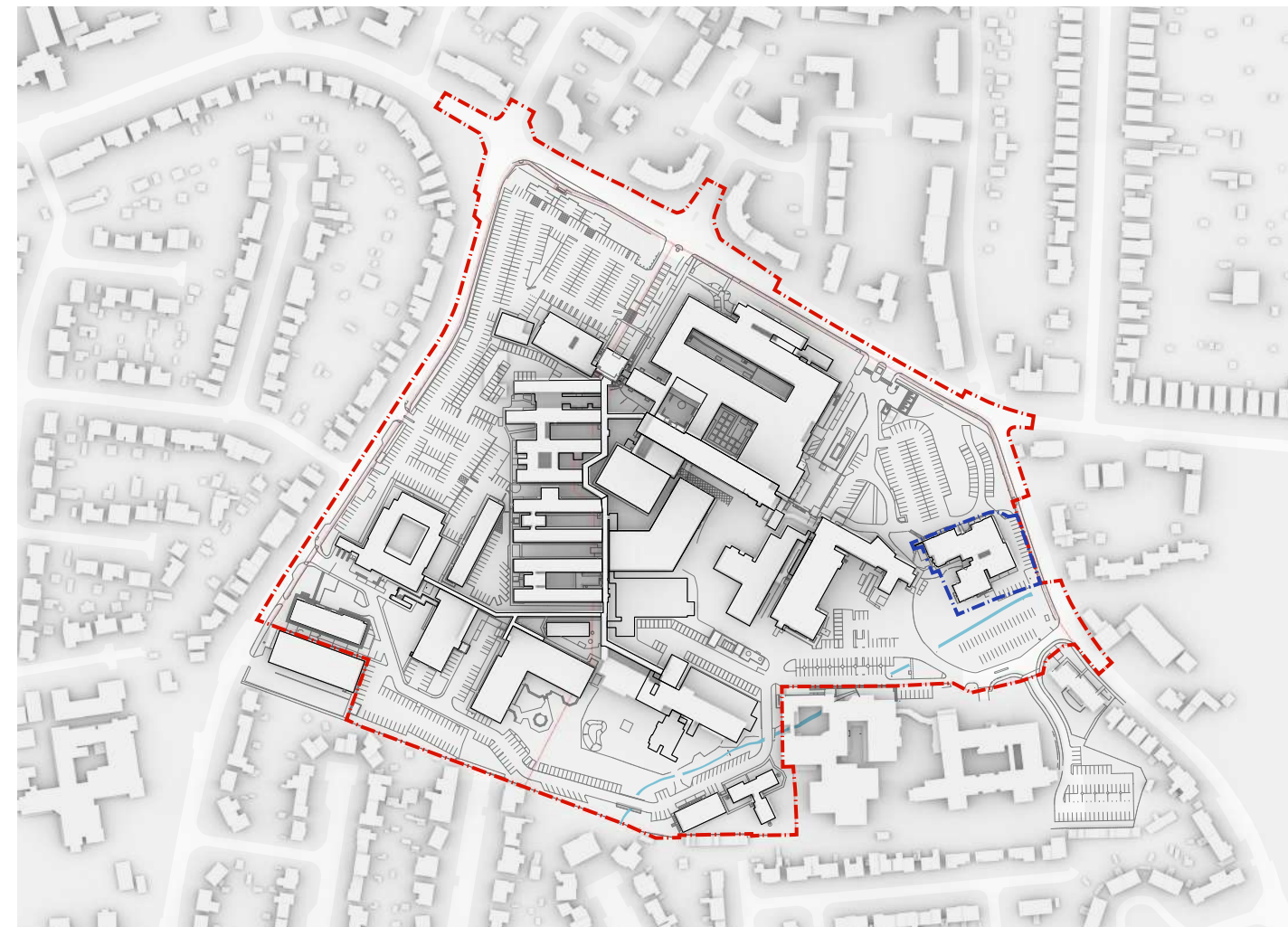


## 1.3 Description of the Proposal

The proposals seek to make optimal use of the land through the comprehensive redevelopment of the Hillingdon Hospital Site to deliver a hospital that has been designed to improve the experience of patients and staff.

The Trust have outlined that at the heart of the proposals, is a shared vision of providing improved access to better healthcare services for our population in a new fit for purpose local hospital on the Hillingdon Hospital site. The Trust, working with partners across the community, seek to improve care and help avoid unnecessary hospital stays. The strategy targets improvements through collaboration, integration and greater efficiency.

The Trust plan to provide the same range of services that are currently available at the hospital, but in a high quality, purpose-built facility. In designing the new facility, the Trust seek to work with its partners across the health and social care system to improve the integration of care across the borough and beyond. There is undoubtedly a need for a new hospital in Hillingdon, given that the life of the Hillingdon Hospital estate has largely expired. The optimisation of the existing hospital site through the construction of a new hospital on the western extent of the site will allow the rest of the site to be cleared for other land uses such as residential in line with the thrust and intent of local, regional and national planning policies.



The Hillingdon Hospital Redevelopment application boundary

The proposal comprises a hybrid planning application for:

- 1. FULL** application seeking planning permission for demolition of existing buildings and redevelopment of the site to provide the new Hillingdon Hospital, multi-storey car park and mobility hub, vehicle access, highways works, associated plant, generators, substation, new internal roads, landscaping and public open space, utilities, servicing area, surface car park/ expansion space, and other works incidental to the proposed development.
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Application boundary

Other Land in Applicant's Ownership

### Proposed uses

Detailed planning application:


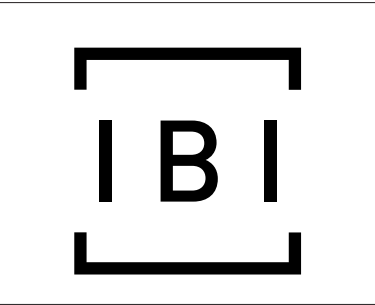

- Replacement hospital building (79,603.6 sqm GIA) of basement, ground plus seven storeys on the western extent of the site incorporating a linked mobility hub and multi storey car park (MSCP) for 781 car spaces;
- High quality landscaping buffer fronting Royal Lane;
- Improved connections to the hospital on Field Heath Road;
- Public transport bus stop located on site to drop off / pick up patients and visitors near the main entrance and the emergency walk-in entrance
- Large central green open space for use by the hospital and wider community;
- 161 surface level car parking spaces with the ability to cater for up to 14,000 sqm of expansion space for future hospital expansion (if required).

Outline planning permission will be sought for the wider masterplan comprising the following proposals:

- Up to 31,503 sqm of residential, comprising 327 dwellings;
- Plots – P01, P02, P03 (mixed use blocks with supporting provision of 800sqm of town centre uses (Use Class E) at ground floor level).
- Up to 302 car parking spaces, and 515 cycle parking spaces.
- Improved permeability and public access routes through the site;
- High quality public realm and landscaped gardens throughout the site.

# 1.4 The Design Team

The Hillingdon Hospital NHS Foundation Trust appointed a Design Team led by IBI Group for the Hillingdon Hospital Redevelopment. The Design Team has come together to work on the delivery of a mix used development which includes a new healthcare facility and dwelling houses:

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	<p>Black Bull Yard, 18-22 Hatton Wall, London, EC1N 8JH</p> <p>T: +44 (0)20 7079 9900 W: www.ibigroup.com</p> <p>Services: Architecture Healthcare Planning Landscape Architects</p>	<p>Key Contacts:</p> <p>Tony Burley tony.burley@ibigroup.com</p> <p>Graham Harris graham.harris@ibigroup.com</p> <p>Alberto Bertazzo alberto.bertazzo@ibigroup.com</p>
	<p>70 Cowcross Street, London EC1M 6EJ</p> <p>T: +44 (0)20 3951 0052 W: www.priorandpartners.com</p> <p>Services: Masterplanners</p>	<p>Key Contacts:</p> <p>Jason Prior jason.prior@priorandpartners.com</p> <p>Graciela Moreno graciela@priorandpartners.com</p> <p>Victor Fernandez Stohanzl victor.fs@priorandpartners.com</p>

	<p>33 Margaret Street, London W1G 0JD</p> <p>T: +44 (0)20 7557 9995 W: www.savills.co.uk</p> <p>Services: Planning Townscape</p>	<p>Key Contacts:</p> <p>Alex Graham ALGraham@savills.com</p> <p>Charlotte Jordan charlotte.jordan@savills.com</p> <p>Tara Kemmitt tara.kemmitt@savills.com</p>
	<p>10 Fleet Place, London EC4M 7RB</p> <p>T: +44 (0)20 7651 0300 W: www.mottmac.com</p> <p>Services: Transport</p>	<p>Key Contacts:</p> <p>Mark Staniland Mark.Staniland@mottmac.com</p> <p>Mark Fitch Mark.Fitch@mottmac.com</p>
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	<p>3 Valentine Place, London SE1 8QH</p> <p>T: +44 (0)20 7593 3401 W: www.ridge.co.uk</p> <p>Services: Principal Designer Quantity Surveyor BREEAM</p>	<p>Key Contacts:</p> <p>Leonard Poon LPoon@ridge.co.uk</p> <p>Jackie French jfrench@ridge.co.uk</p> <p>Abbie Bartlett abartlett@ridge.co.uk</p>
	<p>61 Queen Street, London EC4R 1EB</p> <p>T: +44 (0)20 7490 9920 W: www.tenos.com</p> <p>Services: Fire Engineering</p>	<p>Key Contacts:</p> <p>Michael Bell michael.bell@tenos.com</p> <p>Andrew Foolkes andrew.foolkes@tenos.com</p>

## 1.5 Planning Application Documents

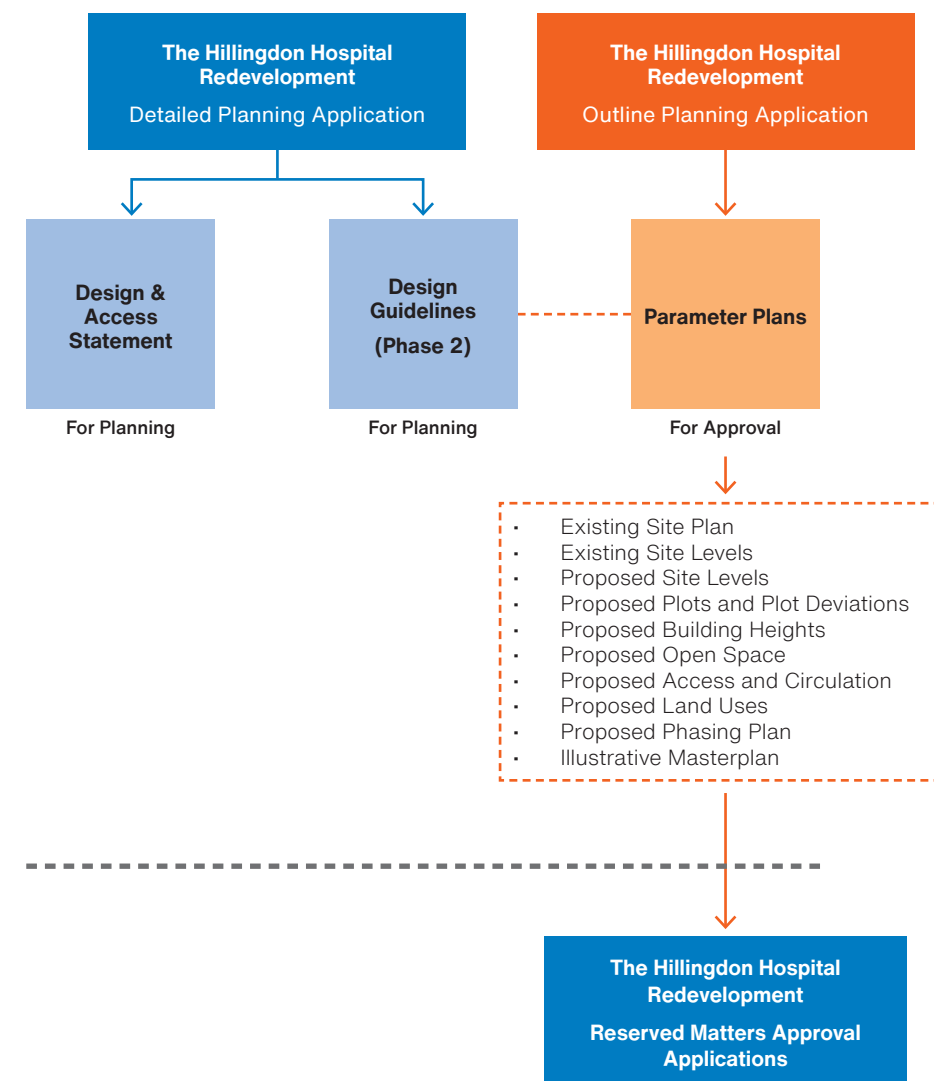
In addition to the Design and Access Statement, a number of other documents have been submitted as part of The Hillingdon Hospital Redevelopment Hybrid Planning Application submission, setting out strategies for the delivery of the Proposal (Figure below).

**Parameter Plans.** Parameter plans provide information for approval related to the layout and scale of the Proposed Development. The different plans show how and where development plots, routes and open spaces will be provided and situated and define the limits of deviation.

**Design Guidelines.** The Design Guidelines provides a manual for the design of The Hillingdon Hospital Redevelopment and comprises both written and diagrammatic instructions for approval. The instructions build on the Parameter Plans and provide the next level of detail for design parameters. There are two levels of instruction: mandatory instructions and non-mandatory instructions.

Mandatory instructions are key design rules which must be followed in designing the buildings and spaces unless there are satisfactory reasons for not doing so.

Non-mandatory instructions are guidance to be taken into account when designing buildings and spaces.



*The Hillingdon Hospital Redevelopment Hybrid Application Document Structure*



## 1.6 The role of the Illustrative Masterplan

An Illustrative Masterplan has been utilised throughout the pre-application process to encapsulate one potential form of the Development in accordance with the parameters. This Illustrative Masterplan has been used as a vehicle to visualise the Applicant's ambitions for the Site. The Illustrative Masterplan has evolved from an understanding of the site context and the different requirements of the client and the different stakeholders with the ultimate objective of promoting the creation of a unique and responsive character.

It has resulted from a thorough assessment and evaluation of the site context described in Part 2 and it has and will serve three main purposes:

- **Vehicle for comment and consensus**

Throughout the pre-application stage with the London Borough of Hillingdon the Illustrative Masterplan has acted as a vehicle for comment, to identify differing views on the potential form and character of the proposed Masterplan. Those comments have been taken into account in the refining of the parameters for the Masterplan.

- **Information source**

During the Masterplan design documentation stage, the Illustrative Masterplan has been used as a source of information to show the type of Development that could come forward in accordance with the parameters set by the Development Control Documents, being an illustration of the Development permitted by them. The Development to be permitted in accordance with the Development Control Documents, together with illustrations of this, is described in the following sections.

- **Representation of development control documents**

At the planning determination stage

the Illustrative Masterplan acts as a visual aid, providing a representation of the Masterplan in accordance with the Development Control Documents, and an illustration of how those documents fit together to set the parameters for future Reserved Matters Applications.





## 1.7 Design Principles

The Trust require a high-quality design solution providing an efficient working and caring environment for patients and staff that support the delivery of high-quality clinical care. The design proposals are being developed to ensure that the design responds to the key aspects leading to good design as identified in the NHS Estates publication “Better Health Buildings”.

In order to achieve this aim we have agreed Design Principles to capture the key aspirations for the new hospital, including embracing new and innovative ways becoming part of modern best practice design. The Design Principles have been expressed into the three Design Quality Indicator (DQI) categories below.

### 1. Functionality

### 2. Impact

### 3. Build Quality

NO	DQI AREA	PRINCIPLE	IMPACT
1	<b>Functionality</b>	<b>Deliver short patient journeys</b>	Departmental adjacencies to deliver simple and direct patient journeys
2	<b>Functionality</b>	<b>Support patient privacy and dignity</b>	The design is to embody best practice in the separation of flows. Undressed patients should not cross flows with dressed patients. The delivery of supplies and removal of waste should be discrete
3	<b>Functionality</b>	<b>Provide a “flexible chassis”</b>	The primary network of horizontal and vertical circulation should provide a flexible chassis to base the design around. The UK principle of a Hospital Street is a key benefit in achieving this
4	<b>Functionality</b>	<b>Be a “Long Life, Loose Fit” design</b>	Include 3 levels of design resilience: <ul style="list-style-type: none"> <li>Flexibility - Standardize room sizes and dimension across a number of room uses to allow interoperability</li> <li>Adaptability - Being able to take on new uses with minor buildings works</li> <li>Expansion - Horizontally or vertically</li> </ul>
5	<b>Functionality</b>	<b>Maximize modularity</b>	Room modularity - 70% generic by area Suites, Cabins, Pods - Collection of rooms Templates - Repeated wards Internal Systems - Modular bed head, Modular theatres, Modular HVAC External Systems - Structure, Envelope
6	<b>Functionality</b>	<b>Be Health Building Note Compliant</b>	Meet the minimum requirements of the NHS Health Building Notes
7	<b>Impact</b>	<b>Digital by Default</b>	Embracing new and emerging technologies that are digital by default, applied in fully integrated SMART way Virtual registration and waiting technologies Healthcare navigator app Healthcare operations centre Booths / pods to enable telemedicine and virtual wards IoT and smart device management RFID tracking and dashboards



## 1.7 Design Principles

8	<b>Impact</b>	<b>Explore novel planning approaches</b>	<p>Consideration of new approaches will be made including but not limited to the following:</p> <ul style="list-style-type: none"> <li>• Barn Operating Theatres</li> <li>• Sterile Core Operating Rooms</li> <li>• Outpatient Pods</li> <li>• High Tech / Low Tech groupings</li> <li>• On stage / Off stage separation</li> </ul>
9	<b>Impact</b>	<b>Be pandemic ready</b>	<p>Consider appropriate separation (Blue zone / Green zone)</p> <p>Incorporate ways to expand critical care capacity</p> <p>Re-consider how waiting and scheduling are managed</p> <p>Build in a decant facility</p>
10	<b>Impact</b>	<b>Enhance the community you serve</b>	<p>The design must enhance its context, and enable the creation of health and social care “campus” of related uses and partners including academic and research use</p> <p>The campus should be linked by high quality public realm space, green space amenity, and public art designed to enhance the wider community</p>
11	<b>Impact</b>	<b>Be clearly legible</b>	<p>Clear zoning on site planning</p> <p>Obvious, visible entrances</p> <p>Simple and clear wayfinding</p>
12	<b>Impact</b>	<b>Provide welcoming and uplifting spaces</b>	<p>Create a sense of civic pride</p> <p>Reduce stress by its environment</p> <p>Provide positive distraction and environmental comfort</p> <p>Include elements that promote wellness</p> <p>The environment should enable self care</p> <p>Provide high quality spaces for staff</p>
13	<b>Impact</b>	<b>BREEAM, ZNE and Carbon Neutrality</b>	Aspiration and policy in relation to environmental sustainability
14	<b>Build Quality</b>	<b>Promote Longevity</b>	Materials and finishes will be selected that will wear well and look good over their whole life-cycle
15	<b>Build Quality</b>	<b>Be compliant with Health Technical Memoranda</b>	The estate fabric and building components will be of a high quality compliant with the NHS HTMs

# 1.8 Engagement

## Introduction

As with all major redevelopment projects, the stakeholder landscape is broad and varied, crossing a number of strategic, planning and design workstreams.

Reflecting the importance of community engagement within the overall programme of works The Hillingdon Hospitals NHS Foundation Trust have engaged specialist consultant, Concilio to manage and document engagement as it relates to the redevelopment with a particular focus on external and community engagement. Their report/statement should be referred to for detail of that engagement.

This narrative describes the engagement that the Architecture led Design Team has worked through with stakeholders to progress the concept design. It has had three main components.

## Internal Engagement.

### Clinical Working Groups

An extensive programme of internal engagement has been undertaken with healthcare and allied professionals that may eventually work in the new hospital facility, including where appropriate professionals from the wider healthcare economy for networked services.

The development of the Concept Design Proposals has benefited from the preceding work to develop a Clinical Services Strategy for THHNHSFT for which a number of Clinical Working Groups representing department and/or services within the existing and new facility, oversight group and overall communication/governance structures to provide co-ordinated feedback.

In numerical terms this rolls up to mean that over 200 trust staff have been engaged in collaborative workshops to development of the design in response to the clinical brief established.

Both individually and collectively each group has been though an iterative process of three cycles to define and refine proposals to:

1. Agree the overall site plan arrangement for the hospital and car park, including the locations of vehicular routes, alongside the disposition of the various departments in the hospital and its staff, patient and visitor circulation routes, (The 1:500 process)
2. Agree the arrangement of rooms within each department forming coherent floor by floor plans.

The Clinical Working Groups are as listed below:

- *Clinical Cabinet – (Oversight Group)*
- *Adult Inpatient (Wards & Medical HDU)*
- *Children and Young People – Inpatients*
- *Children and Young People – Outpatients*
- *Children and Young People – PED/PAU*

- *Clinical Support: Mortuary*
- *Clinical Support: Pathology*
- *Clinical Support: Pharmacy*
- *Critical Care*
- *Estates and FM*
- *Main Entrance*
- *Maternity*
- *Neonates*
- *Planned Care and Cancer – Endoscopy*
- *Planned Care and Cancer – Medical Day Unit*
- *Planned Care and Cancer - Outpatients*
- *Radiology*
- *Rest, Hospital Flows & Command Centre*
- *Theatres*
- *Therapies*
- *Urgent and Emergency Care*

### Technical Working Groups

A series of technical working groups were established review and provide input into the emerging design proposals through the Concept Design Stage.

These groups sat alongside the Clinical Working Groups but had a more focussed remit to comment on particular architectural and/or engineering strategies as they emerged and as the name implies could have a more technical discussion including discussion on the findings of the various survey and reports that have been commissioned to inform the concept design.

Tech Working Group	Workshop Feedback Area
Architectural & Masterplan Design	Site plan and Overall Masterplan Arrangement Building Design and Appearance Building Materiality and Constructability Approach to external areas (hard/soft landscaping) Car Parking Locations and Numbers
Interior Design	The emerging interior look and feel of the hospital.
C&S Engineering Design	Civil and Structural Engineering Design Principles
MEP Engineering Design	MEP Engineering Design Principles
Targeted Workshops	Single topic focus workshops were arranged to suit the emerging design such as. <ul style="list-style-type: none"><li>• Fire Life Safety</li><li>• Traffic</li><li>• MMC</li></ul>



# 1.8 Engagement

## Local Authority / Statutory Body Engagement

### London Borough of Hillingdon

The Hillingdon Hospitals NHS Foundation Trust and the London Borough of Hillingdon (and their consultees) have enjoyed a long collaborative relationship supporting the development of the current estate to date and have been able to meet to discuss the principles redeveloping the Hillingdon Hospital site on several occasions.

The Hillingdon Hospitals NHS Foundation Trust entered into a Planning Performance Agreement with London Borough of Hillingdon to more formally support Local Authority pre-application engagement with the Concept Designs as they were being developed.

In total five formal pre-application meetings have been undertaken over a period of approximately 18 months.

For each meeting an agenda was agreed between the parties around which illustrative material was assembled by the design team and distributed in advance.

The meeting itself provided a collaborative setting to describe the proposal and get immediate feedback. Then following the meetings the local authority was able to have dialogue with its statutory consultees and assemble formal narrative feedback to assist in progressing the design.

### Greater London Authority (GLA)

As a major development the Design Team has also met with GLA representatives. To ensure consistency of message London Borough of Hillingdon also participate with these meetings.

Similar in nature to the PPA process a formal pre-application procedure has been established with the Greater London Authority.

For each meeting an agenda was agreed between the parties around which illustrative material was assembled by the design team and distributed in advance.

The meeting itself provided a collaborative setting to describe the proposal and get immediate feedback. Then following the meetings the local authority was able to have dialogue with its statutory consultees and assemble formal narrative feedback to assist in progressing the design.

In total two formal pre-application meetings have been undertaken the first one in February 2021 and the second in February 2022.

### Transport for London (TfL)

The Design Team has also met with TfL representatives. Similar in nature to the PPA process a formal pre-application procedure has been established with the Transport for London. For each meeting an agenda was agreed between the parties around which illustrative material was assembled by the design team and distributed in advance.

The meeting itself provided a collaborative setting to describe the proposal and get immediate feedback.

In total two formal pre-application meetings have been undertaken the first one in August 2021 and the second in March 2022.

## Health Infrastructure Plan National Team Review

As the Hillingdon Hospital Redevelopment is part of the governments Health Infrastructure Plan additional review and governance have been implemented aimed at ensuring that the proposals being prepared for the next generation of NHS hospitals, as aligned with NHS and government priorities.

Priorities include, but are not limited to the

following.

- *Value for Money*
- *Standardisation*
- *Modern Methods of Construction*
- *Net Zero Carbon*

To this end the National Team have

1. Commenced the formulation of further design guidance to supplement and/ or supersede existing hospital design guidance. (Note that this guidance has yet to be released)
2. Instigated a series of review and engagement sessions based on their assessment of the application of best practice as it applies to their priority areas.

This process of engagement is ongoing.

