

2.8 Six Facet Summary - Hillingdon Hospital



View from the top of the existing tower block

2.9 Hillingdon Hospital Photographs



Hillingdon - 062



Hillingdon - 067



Hillingdon - 065



Hillingdon - 034



Hillingdon - 061



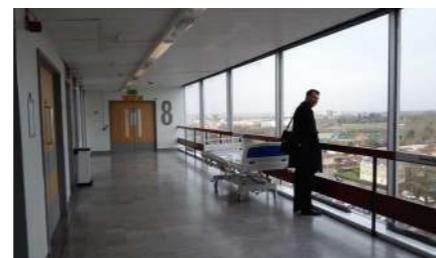
Hillingdon - 056



Hillingdon - 047



Hillingdon - 054



Hillingdon - 053



Hillingdon - 052



Hillingdon - 050



Hillingdon - 048



Hillingdon - 032



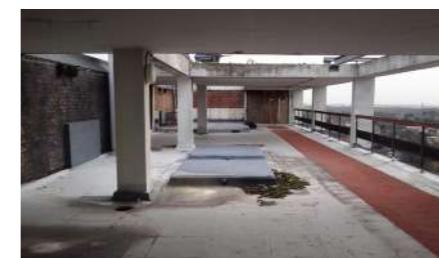
Hillingdon - 046



Hillingdon - 044



Hillingdon - 043



Hillingdon - 042



Hillingdon - 023



Hillingdon - 041



Hillingdon - 040



Hillingdon - 039



Hillingdon - 004



Hillingdon - 026



Hillingdon - 025



Hillingdon - 038



Hillingdon - 036



Hillingdon - 035



Hillingdon - 031



Hillingdon - 019



Hillingdon - 013

2.9 Hillingdon Hospital Photographs



Hillingdon - 012



Hillingdon - 010



Hillingdon - 008



Hillingdon - 007



Hillingdon - 006



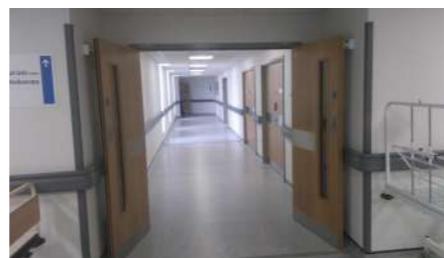
Hillingdon - 005



Hillingdon - 003



Hillingdon - 001



Hillingdon - 085



Hillingdon - 110



Hillingdon - 109



Hillingdon - 108



Hillingdon - 105



Hillingdon - 106



Hillingdon - 107



Hillingdon - 104



Hillingdon - 102



Hillingdon - 101



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Hillingdon - 095



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Hillingdon - 093



Hillingdon - 092



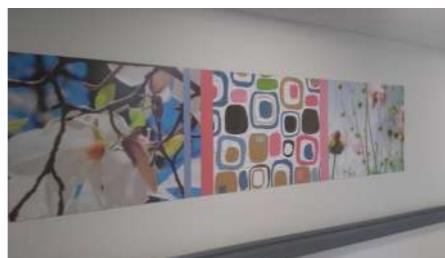
Hillingdon - 091



Hillingdon - 090



Hillingdon - 089



Hillingdon - 086



Hillingdon - 087

2.10 Constraints

The Strategic Outline Case (SOC) preferred option is for a single phase new build hospital on the Existing Hillingdon Hospital Site. To enable this option to be explored in the Outline Business Case (OBC) stage we needed to closely examine the opportunities and constraints of the site.

The area available to build the new hospital is defined by the need for the existing hospital to remain operational.

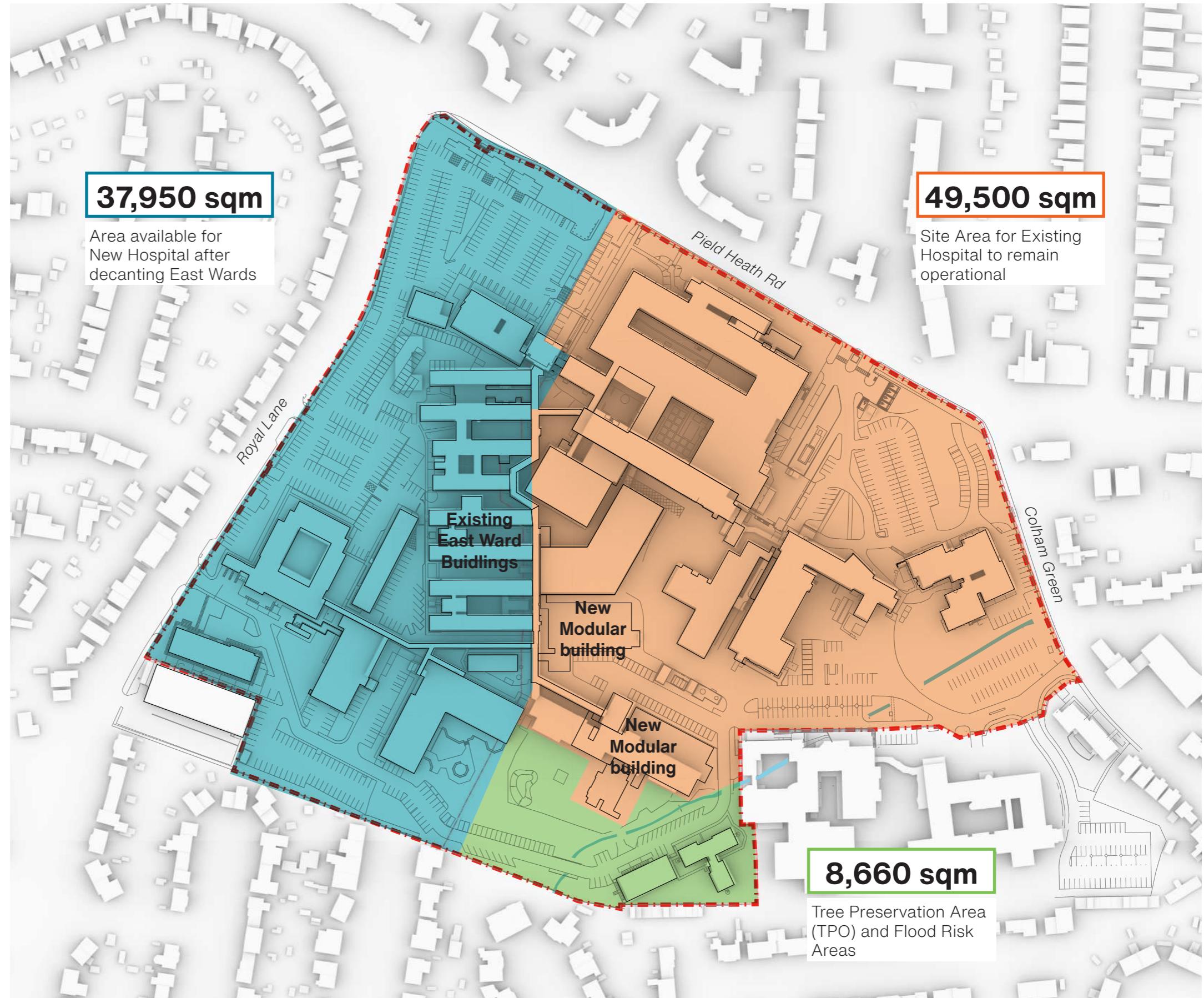
There are 658 parking spaces in the Eastern area of the site that need to be re-provided before construction of the new hospital begins.

Summary of Constraints

- The existing hospital is to remain operational throughout the redevelopment*
- A protected tree zone in the south of the site*
- Proximity to a Listed Building on the site and in hospital use*
- An area of flood risk to the south of the site*
- Proximity to surrounding low rise residential neighbours*
- Surrounding road network capacity.*

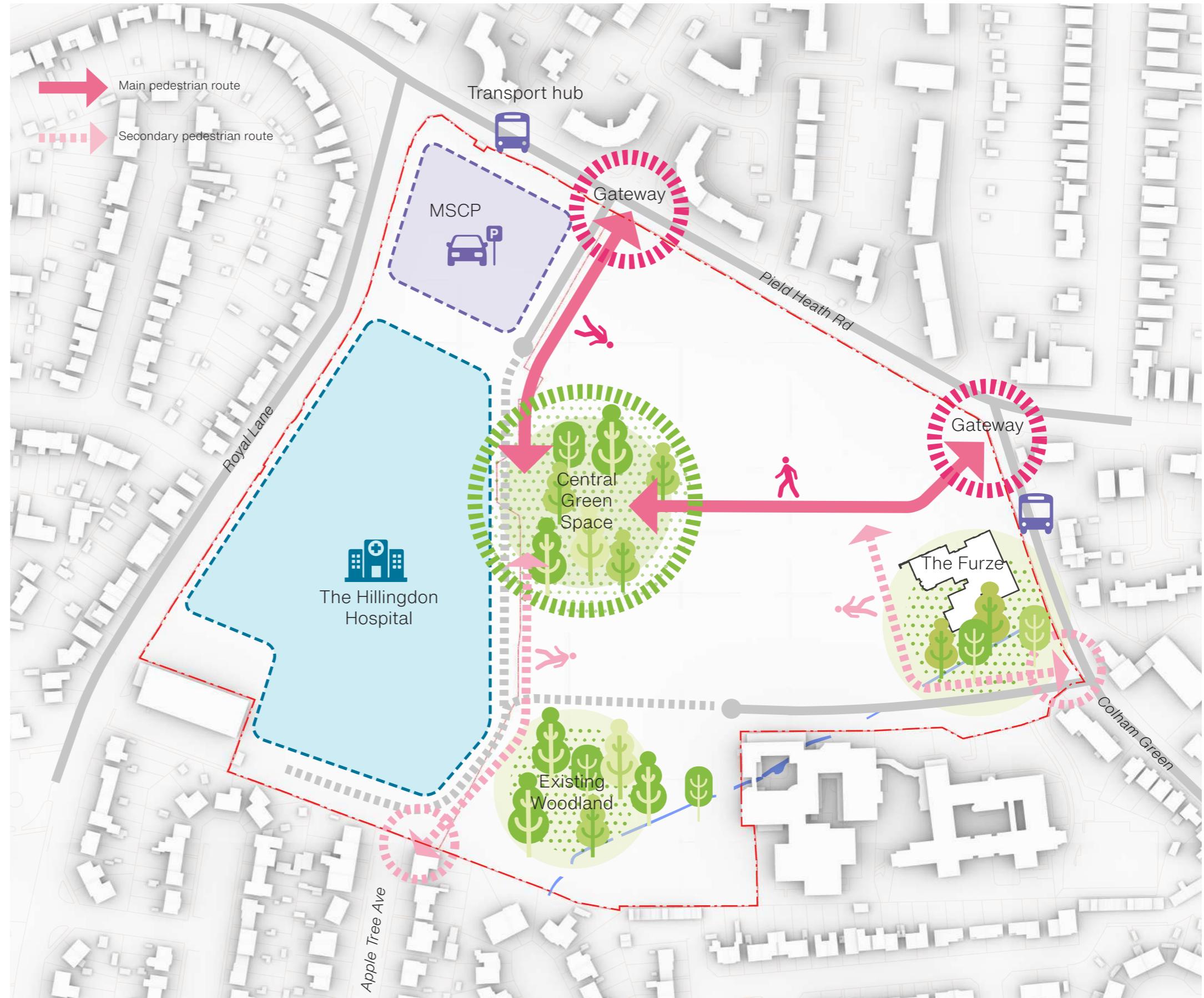
Working with the Trust we established the area with the teal hatch is the part of the site which would able to be 'cleared' to allow the new hospital to be built.

The enabling works which will make the site area available are not described in this report and are being undertaken by others.



2.11 Opportunities

- Hillingdon Hospital as **focus of the masterplan**
- Sustainable travel and accessibility
- Efficient and sustainable **parking** solution
- Provision of new green central **park**
- Integrated **green** infrastructure
- Retain and enhance existing **natural features**
- Enhancement of **The Furze** (Grade II Listed Building)



2.12 Masterplan Development

Layout and Uses

Being a hospital led development, the location and proportions of the new proposed hospital were always key factors on the masterplan's response.

Layout. The most relevant move in terms of layout was to flip the site arrangement to place the Hospital to the south on the wider part of the site and the car parking to the north. This was done following on the Local Authority's feedback at SOC and OBC stages, as this move offered the greatest opportunity to keep the hospital away from the neighbouring residential properties.



Land Uses. Several land uses scenarios were assessed while testing the capacity of the Opportunity Site. The initial vision of the masterplan envisioned a residential masterplan with land uses complementary to the health provision.

Throughout the development of the masterplan three key objectives driving Land Use Mix were being tested:

- Maintain programme for securing planning consent for hospital site.
- Maximise land value
- Facilitate delivery of wider NHS strategy

Savills together with the Client carried out depth of demand study for these Complementary Uses which resulted in the decision to provide up to 1,000sqm of town-centre uses.

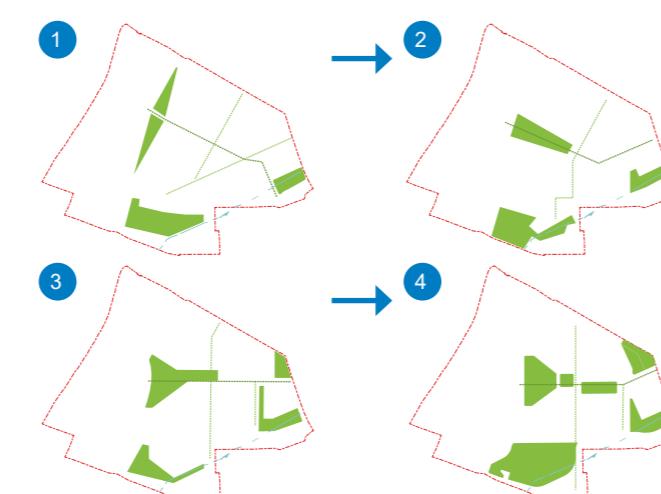
Public Realm and landscape

The landscape strategy has experienced a significant progression in response to the changing built elements within the masterplan and in response to the growing understanding on the different users and their needs for amenity spaces. The landscape proposal has gone from being two isolated open green spaces to a network of interconnected open spaces which vary in size and with different degrees of greenery.

Central Green Space (OS1). The Central Green Space went from a large central focal space dominating the masterplan to be a special space in a sequence of spaces along a pedestrian route.

The Woodlands. The role of this existing natural area has grown throughout the design development. It was at the Masterplan Refinement stage that the entire area was allocated to be amenity space linked to the hospital with no built development on it.

Gateway Spaces (OS3 and OS4). The main access points to the site have grown in relevance in the masterplan as the understanding on its role to safeguard views and aid on wayfinding grew.

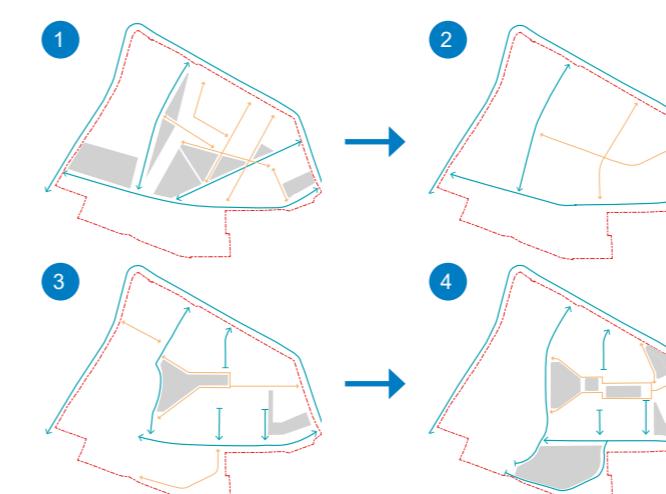


Access, circulation and movement

The access, circulation and movement strategy has experienced several changes in response to the location of the hospital and multi-storey car park and the need to create a clear wayfinding to and from the hospital.

The access, circulation and movement proposal has evolved from multiple routes throughout the site to one central circulation spine that articulates the whole masterplan and creates a clear wayfinding. Also, the vehicles' routes have been minimised to prioritise the pedestrian and cycle movement while serving the masterplan uses.

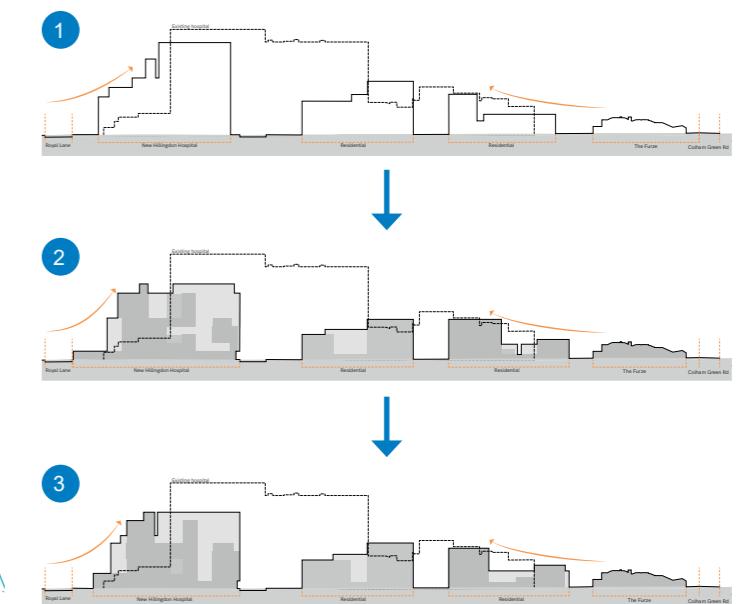
- East-west route to the south of the site dedicated to ambulance use.
- Route to the south of the site to service the hospital.
- Residential streets on north-south direction to access residential parking.



Scale and Massing

The Hillingdon Hospital Redevelopment scale and massing was studied carefully throughout the proposal's development given that it is embedded in a low density residential area. The goal was to maintain a massing gradient principle to integrate the hospital and the residential blocks to their immediate context.

- Use the existing hospital scale and massing as reference for the proposal.
- Gradual height increase towards the centre of the plot.



1. Hospital SOC appraisal stage
2. Masterplan principles' introduction stage
3. Masterplan development stage
4. Masterplan refinement stage

2.13 Design Evolution

Design Process Timeline

The masterplan has been developed by the active involvement of the NHS Trust in collaboration with key stakeholders and the accumulative knowledge of the Design Team. This section describes the main stages in the development of the design of the masterplan and explains some of the key factors that influenced the proposal.

Over the last couple of years the design development and consultation process has contributed to a continuously evolving masterplan. An overview in the design evolution and consultation is shown on the diagram below. For the purposes of the Design Evolution we divided the process in four stages:

- Hospital appraisal
- Initial masterplan response
- Key masterplan decisions
- Masterplan refinement

a. Hospital Appraisal. On June 2020 IBI Group submitted to The Hillingdon Hospitals NHS Foundation Trust the Strategic Outline Case (SOC) Options Appraisal. The document assessed 6 options and outlined the delivery risks associated to the proposals, the delivery capacity and timeliness in relation to the planning process and buildability of the different proposals.

The preferred option comprised of a single main hospital building of nearly 80,000 sqm on the western side of the site, a multi-story car park immediately south of this, a surface car park, a renovation of the existing tower block and a range of mixed use buildings for non-hospital uses including residential on the eastern side of the site.

This scheme which introduced a central east-west green connection was presented during the Pre Application Meeting with Hillingdon Council and their feedback was submitted as part of the brief.

b. Initial Masterplan Response. The initial

response to the brief for the Hillingdon Hospital Redevelopment establish a number of key principles which have remained throughout the development of the scheme.

As a hospital led design development, the main objective has always been to provide a edge cutting new hospital for the community that responses to the demands for health provision while responding adequately to its surroundings.

After being appointed as the masterplanner, the Prior + Partners team began with a thorough site and contextual analysis and drawing inspiration from Hillingdon's green setting.

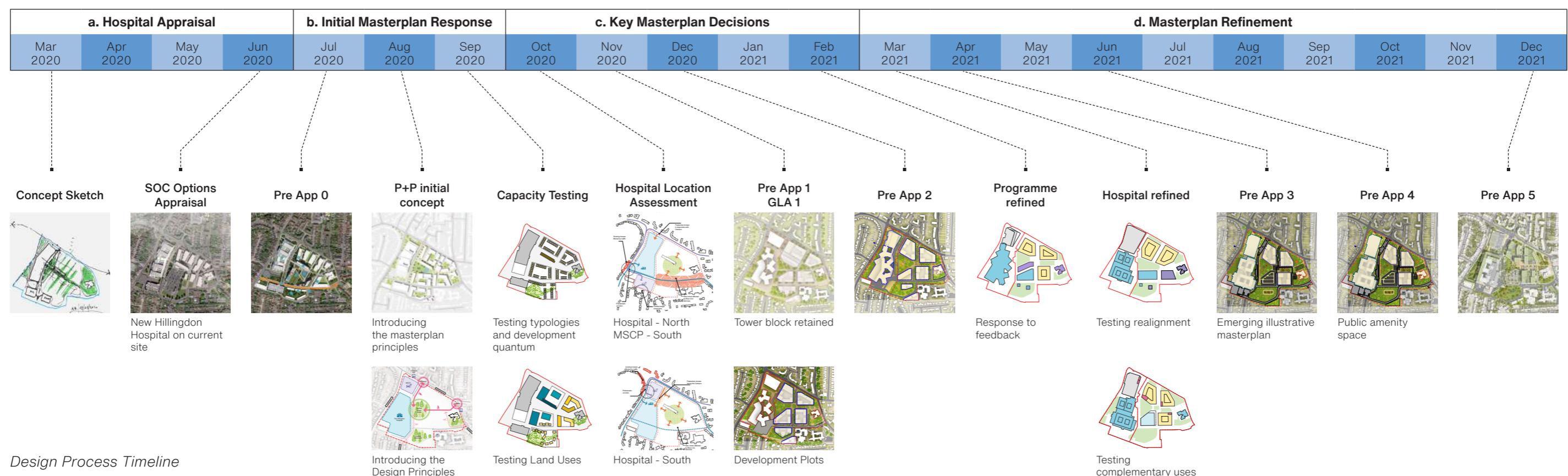
c. Key Masterplan Decisions. During the course of four months the Design Team assisted the client in refining the brief for the Opportunity Site area while also engaging with Hillingdon Council (2 PreApp meetings) and with GLA authorities. This continuous stakeholder engagement resulted in key changes to the original scheme:

- To locate the Hospital in the south part of the site and MSCP in the north
- Not to retain the existing tower block
- To reserve an area for a potential future hospital expansion
- To limit the quantum of residential development and to define the nature of the complementary uses

Other major design factors influencing the design during this stage were: the Hospital scale and massing; the Hospital parking strategy; and the quantity and quality of open spaces among others.

d. Masterplan Refinement. The hospital design went through a revision of the planning concept on March 2021 and then August 2021. The key drivers for this change were the schedule of accommodation increment in area and the ward layout change.

The masterplan design principles were robust enough to adapt to new hospital design with only minor changes in alignment.



IBI