



*Part 3*

# ***USE AND AMOUNT***

## 3.1 Department Adjacencies and Area Requirements

### Whole Hospital Bubble Diagram

To follow the Design Principles the new hospital must be designed to have optimal clinical adjacencies to enable efficient operations and be supportive of the key principles of short and direct patient journeys.

The required adjacencies were derived from a series of detailed discussions with the trust clinical stakeholders. The whole hospital diagram to the right describes the relationships between the key parts of the hospital being organised into clear zones for Unscheduled Care and Planned Care with access from both to Clinical and Clinical Support services. Children's and Maternity Services straddle across the Unscheduled and Planned Care zones. Similarly, Adult Inpatients straddle across the Unscheduled and Planned Care zones.

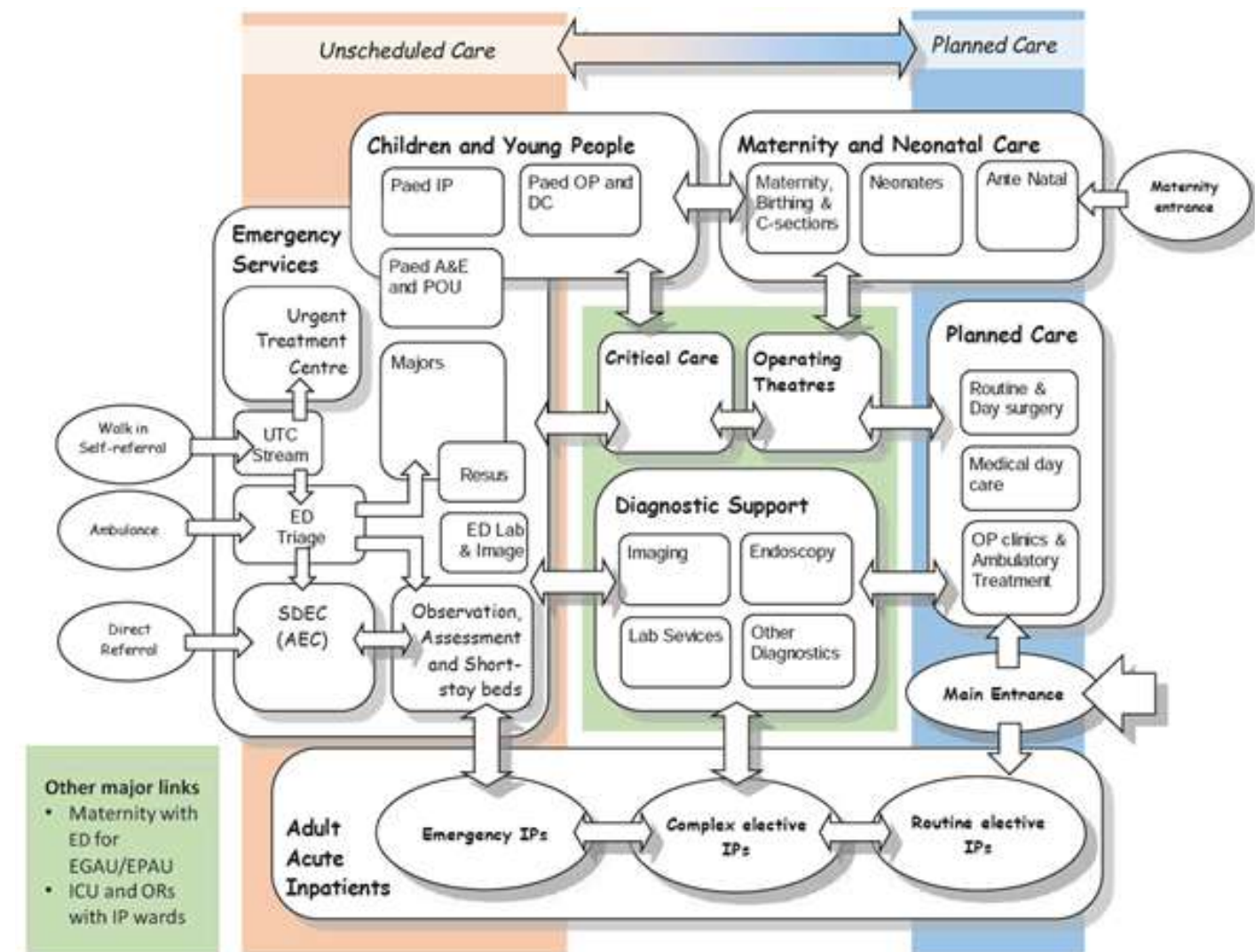
### Adjacency Matrix

The required relationships between departments are further described by the detailed adjacency matrix on the facing page.

### Schedule of Accommodation

The target area for each department and sub-department within the hospital is set out on the Summary Schedule of Accommodation (SoA) including uplift allowances for Communications (horizontal and vertical circulation outside of departments) and Mechanical, Electrical and Public Health (MEP) Plant room and main risers.

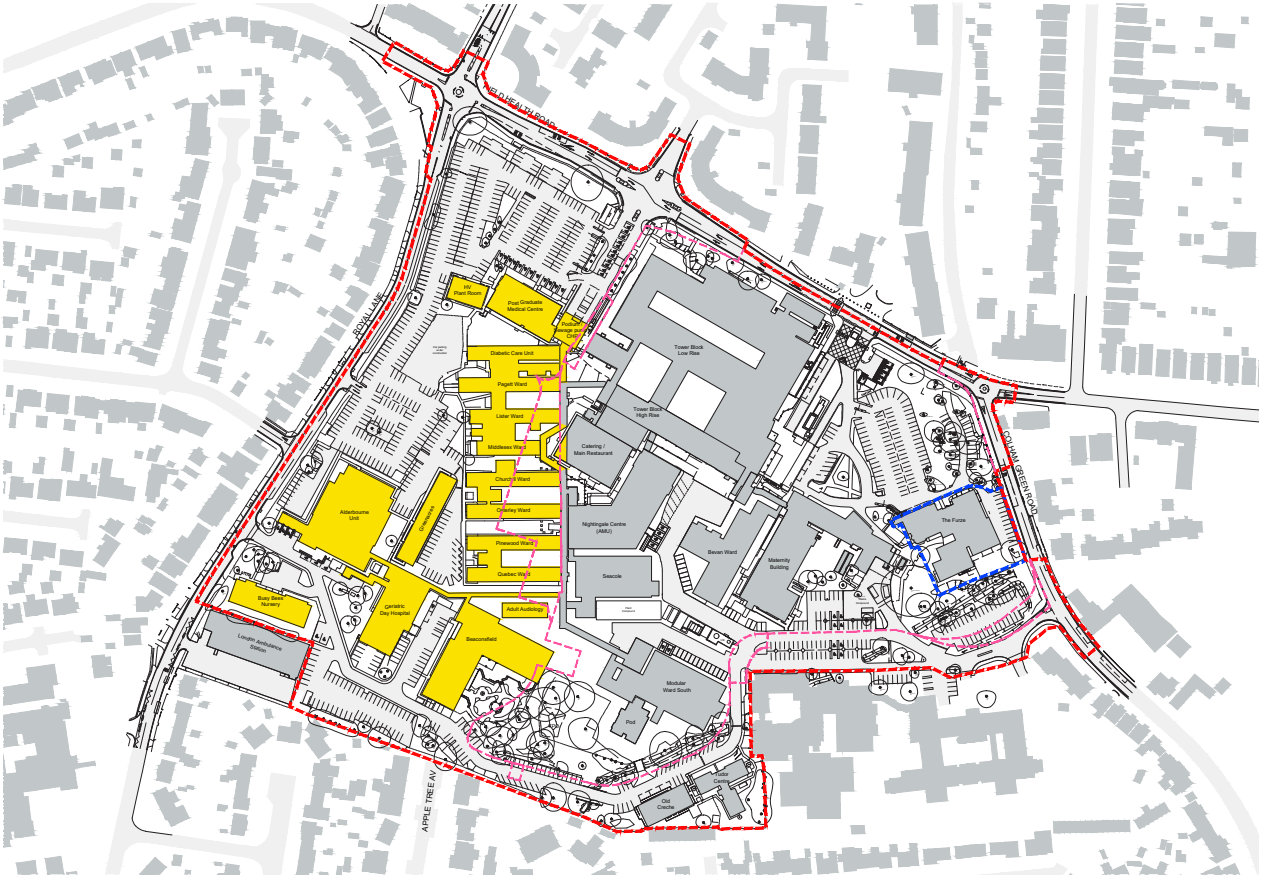
The summary SoA is set out on the following pages. A full schedule of accommodation detailing the area requirement for all the rooms within the hospital is included in the Appendices.



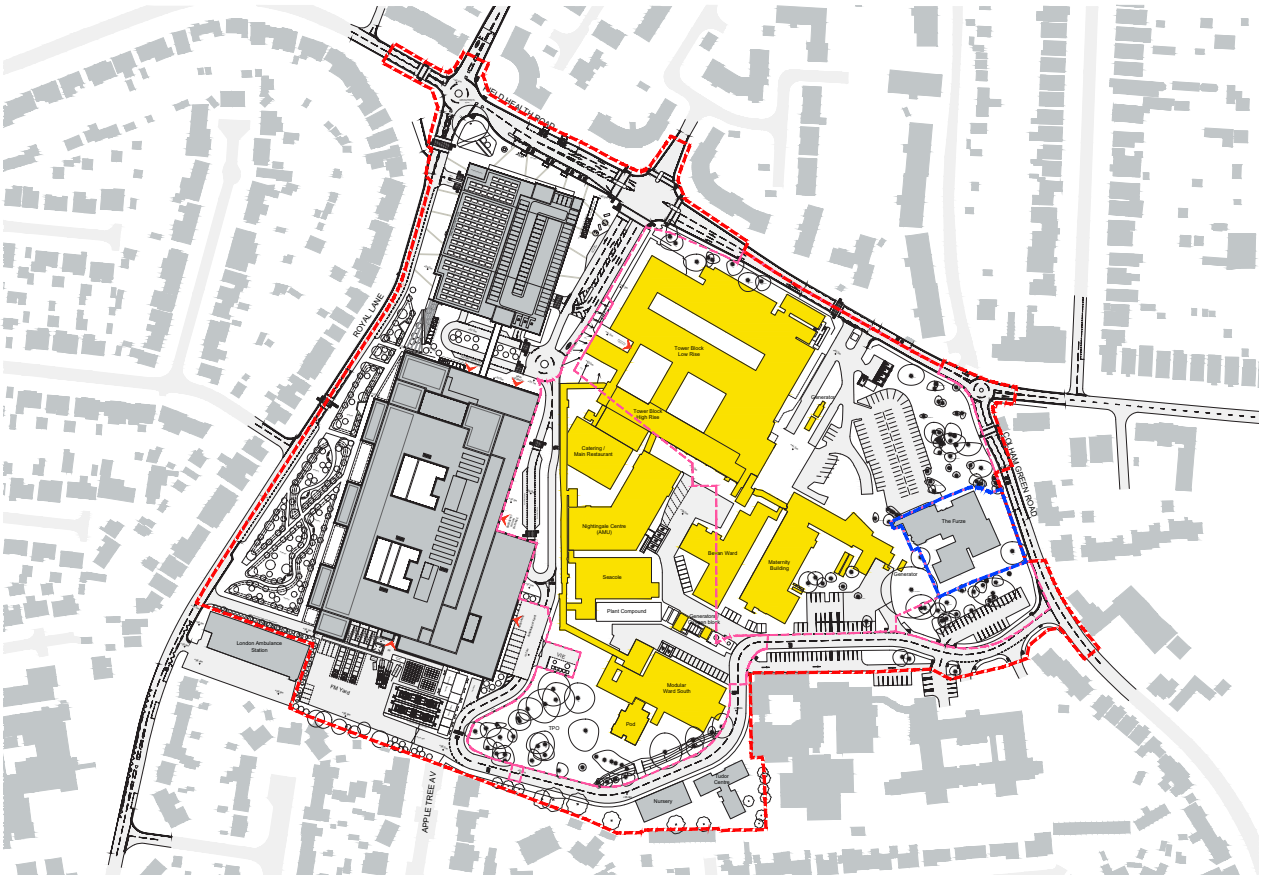
Hospital Bubble Diagram

3.2 Existing Hospital GIA

Notes	Block Code	Block Name	GIA (sqm)	Previous demolitions on main site (sqm)	Demolitions @ Phase 1 - Detailed Application (sqm)	Demolitions @ Phase 2 - Outline Application (sqm)
Assets from 6 facet survey by The Oakleaf Group (surveys undertaken on site during February 2017)	000	Site/External Grounds	NA	NA	NA	NA
	001	Alderbourne Unit	1,323		1,323	
	002	Geriatric Day Hospital	770		770	
	003	Beaconsfield	1,629		1,629	
	004	Paediatric Wards	1,400	1,266		134
	005	Quebec Ward	350		350	
	006	Pinewood Ward	431		431	
	007	Osterley Ward	401		401	
	008	Churchill Ward	443		443	
	009	Middlesex Ward	298		298	
	010	Lister Ward	432		432	
	011	Pagett Ward	1,110		1,110	
	012	Diabeticare Unit	Inc Pagett		Inc Pagett	
	015	Pathology Office	115	115		
	017	Research Unit	282	282		
	018	Annex Wards Corridor	500		198	302
	019	Tudor Centre	641	Retained	Retained	Retained
	020	Generator/Oxygen Block	100			100
	021	High Voltage Switch Gear and Plant Room	210		210	
	022	Nightingale Centre (AMU)	3,204			3,204
	023	Catering Centre/ Restaurant	Inc Podium		Inc Podium	Inc Podium
	024	Sewage Pump	293		293	
	025	Tower Block High Rise	7,385			7,385
	027	Main Building Low Rise (Podium)	19,810		56	19,754
	031	Surface Water Pumping Station	100			100
	032	Maternity Building	5,066			5,066
	034	Bevan Unit	1,048			1,048
	035	The Furze	1,947	Retained	Retained	Retained
	039	Medical Gas Bottle Store	50			50
	040	Generator 6 for Plant Room A	50			50
	053	Old Crèche	321	Retained	Retained	Retained
	060	Main Boilerhouse	1,000	on estates offices site		
	062	Estates Offices	649			
	062A	Estates Workshops	1,000			
	062B	Redevelopment Office	100			
	062C	External Stores	70			
	066	Water Tower	500			
	068	Standby Generator House	50			
	069	Main Gas Intake	50			
	070	Incinerator	200			
	072	Greenacres	481			
	073	Adult Audiology	178		481	
	077	Post Graduate Medical Centre	949		178	
SUB TOTAL			54,936		949	
Buildings missing from 6 facet survey (GIA estimated from plan drawings)						
	Busy Bees Nursery	547		547		
	The Pod	282				282
SUB TOTAL			829			
New modular buildings (refer to previous planning application)						
	Ward Building North	2,995				2,995
	Ward Building South	4,061				4,061
SUB TOTAL			7,056			
Buildings on estates offices site (outside the application boundary)						
	060	Main Boilerhouse	1,000			
	062	Estates Offices	649			
	062A	Estates Workshops	1,000			
	062B	Redevelopment Office	100			
	062C	External Stores	70			
	066	Water Tower	500			
	068	Standby Generator House	50			
	069	Main Gas Intake	50			
	070	Incinerator	200			
SUB TOTAL			3,619			
TOTAL GIA demolished per phase			1,663	10,099	44,531	
Existing GIA on main site @ Present			57,539			
Existing GIA remaining @ Phase 1 completion			47,440			
Existing GIA remaining @ Phase 2 completion			2,909			



Demolition: Phases 1A and 1B



Demolition: Phases 1C and 2

### 3.3 Summary Schedule of Accommodation

Hospital Building - Area by floor

Level	GIA (sqm)	GEA (sqm)
Basement	5,929.2	6,207.6
Level 00	12,119.1	12,513
Level 01	11,937.1	12,345.8
Level 02	9,891.7	10,322.2
Level 03	9,242.7	9,658.4
Level 04	8,769.2	9,150.8
Level 05	8,769.2	9,150.8
Level 06	7,473.5	7,853
Level 07	5,471.9	5,736.6
TOTAL	79,603.6	82,938.3

Hospital Building - Area by department

Department	GIA (sqm)
Adult Inpatients	15,711.7
Ambulatory Care Services	5,184.1
Childrens Unit	3,317
Clinical Support	1,848.8
Emergency	9,278.5
Imaging	2,977.3
Maternity Care	7,283.8
Operating Theatres	3,795
Other Support	4,923.6
Therapies	829.6
Comms	10,280
MEP	14,173.6
TOTAL	79,603

Multi-storey car park

Level	GIA (sqm)	GEA (sqm)
Level 0	4,596	4,660
Level 1	4,579	4,764
Level 2	4,566	4,630
Level 3	4,566	4,630
Level 4	4,566	4,630
Level 5	161	191
TOTAL	23,034	23,505



