

Part 4

LAYOUT

4.1 Vision

This section sets out the design principles and describes the masterplan proposal in terms of the DAS requirements of layout, use, public realm and landscape, movement, scale and appearance of the development in accordance with the requirement set out in article 8 of the 'Town and Country Planning (Development Management Procedure) (England) Order 2010.'

The vision for the Hillingdon Hospital Redevelopment is seen as the opportunity to integrate a modern state-of-art hospital with sustainable features as part of the Hillingdon community. The social role of a hospital extends far beyond its function in the treatment of patients, because of this, THH Redevelopment intends to serve as a new supporting focal point in the area.

Anatomy of a Healthy community

Living

Rather than 'density' we must think about the 'intensity' of urban experience and choice within and around the home. This will relate to the quality of walkable neighbourhoods created and the proximity to resources and public transport.

Employment & Learning

Lifelong learning will be supported through hybrid, mixed use building typologies. These



Long term flexibility and future innovation

will provide access to learning for all ages; opportunities to develop skills and qualifications relevant for local employers.

Circular Economy

Demonstrating a rigorous response to climate change and the whole development life cycle. Embedding a holistic approach to the choice of materials and resources, maximizing value in use through efficient processes, while fostering a less consumptive, regenerative economy.

Place-making and the Public Realm

Bringing together a network of carefully considered open spaces that will strengthen the accessibility to the hospital as well as the connections to neighbouring areas.

Nature and ecology

They are important assets to draw into the Public Realm to promote health and wellbeing. The quality of life and the quality of the environment are integral in bringing us closer together and helping us to create a sociable and sustainable place.

Having a lasting contribution to the people who work at the hospital and its visitors, as well of those who live in the area is what drives this vision.

The Hillingdon Hospital Redevelopment Key Principles



LIVEABLE STREETS AND PUBLIC REALM

- Prioritise pedestrian use
- Encourage active, civic space
- Foster healthy lifestyles
- Wider network connecting to employment open landscapes and transport



DIVERSITY / HEALTHY LIVING

- 'Intensity' of urban experience
- Building communities across generations
- Support modern lifestyles, accessible to all



BALANCE WITH NATURE OPEN SPACE & LANDSCAPE

- Connect communities through nature, education and play
- Celebrate, protect, and enhance landscape features at the site
- Invest in biodiversity repair and net gain



NEW WAYS OF HEALTHCARE PROVISION

- Digital health solutions to improve efficiency
- Cover today's occupancy demands
- Promotes wellbeing



MOVEMENT

- Prioritise the ground plane for pedestrians
- Encourage new and active forms of movement
- 'Mobility as a service' by both cycle and mid-size



SOCIAL INTERACTION

- Enhance meanwhile uses and active programming
- Encourage businesses and residents to influence how community spaces develop



SMART SUPPORTING INFRASTRUCTURE

- Strengthen sustainable transport connections and accessibility with wider area
- Protect and enhance safety for non-motorised users



SUSTAINABLE AND RESILIENT

- Integrate renewable energy generation, water, and water management systems
- From carbon neutral to carbon positive energy
- Highest quality digital connectivity, predictive analytics and adaptation to climate change

4.2 Design Principles

Design Principles

The following principles have been established and addressed in the Design Codes. The will guide future design and are embedded within the masterplan proposal. We will expand further on them in the sections outlined below:



To establish **character, legibility and cohesion** to ensure that the Hospital is integrated into its context.



To establish **a flexible framework** to accommodate a residential led development which will support the role of the health provision institution in the community.



To establish a **permeable and legible** network of routes and spaces that reinforce the identity and character of their setting.



To provide the setting for **considered architectural expressions** to bridge between the existing residential context and the appearance of the Hospital.



To incorporate, celebrate and complement the existing **built assets** (e.g. The Furze) and **natural assets** (e.g. Woodlands & Protected Trees).



To create a sequence of **diverse open spaces** catered to different users, which enhance the accessibility to the Hospital and neighbouring areas while creating a contiguous public realm throughout.



To create a framework where the proportions of built and non-built environment ensure that the Hospital is appropriately set within its context while providing considered **vistas and views** into, out of and across the site.



To create a **sustainable environment** and landscape which protects the existing natural assets and fosters a strong green infrastructure network, including a positive response towards ecology and habitat creation. Sustainability.

A formative framework

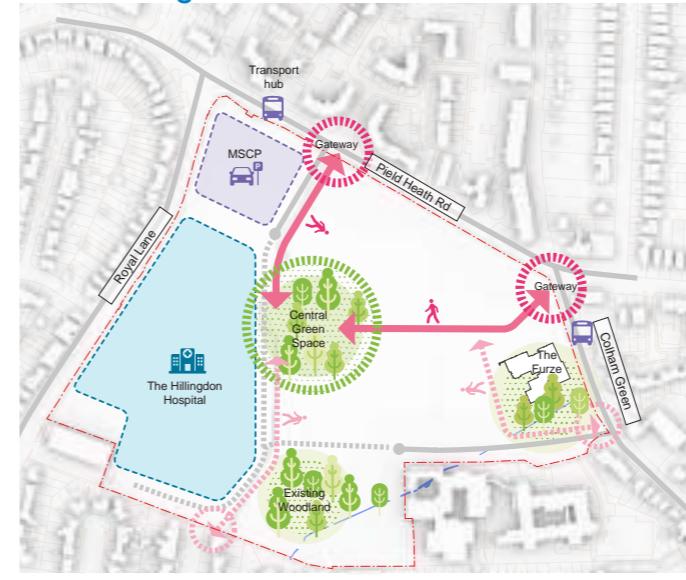
The Masterplan provides a framework that allows for flexibility for a future development. It is based on principles rather than any specific design. These principles have been carefully developed over the long period of consultation and contextual analysis explained in the previous chapters.

They aim to provide enough certainty and control to ensure that the Masterplan will be delivered in line with the aspirations set out

Improve access and connections



Create a link between the hospital and its surroundings



in these pages, but allow the robustness and flexibility for the Development to absorb and respond to changes that may occur during its implementation, for instance, market changes, changes to building regulations and construction practices, and technological and social changes among others. This approach also helps to make a long-lasting piece of city – where buildings can come and go or change and adapt over many decades, but the essential components of the Public Realm and character of place remain.

Provide new quality open spaces



Create a healthy place



4.3 Layout and Components

Layout

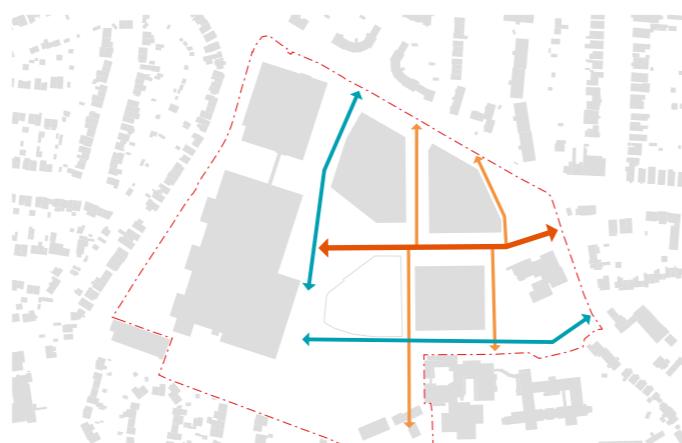
The Masterplan has been designed as a diverse, interconnected and hierarchical network of well-defined spaces providing a clear and flexible structure for development. This new movement and open space network also provides well defined, legible, safe, and pedestrian friendly routes that tie together the Hospital and the residential development to significant spaces of the existing context such as Pield Heath Road and Colham Green Road.

The relationships between public spaces, streets, and the buildings will need to accommodate a degree of change to respond to uncertain future demands and needs. Thus, the layout of the Development needs to be able to adjust without losing its essential features. A flexible layout offers opportunities for a wide range of responses, thereby providing inherent robustness that will secure the long-term viability for the Masterplan.

The elements on this page define the spatial layout which is used to structure the future development of The New Hillingdon Hospital:

a. Key Routes - Network

A clear legible East-West route defined by the Hospital and the Eastern Gateway on Colham Green Road brings order and hierarchy to the composition of the development. A series of secondary routes complete the network by connecting to the main routes to the Hospital (blue) and the existing roads.

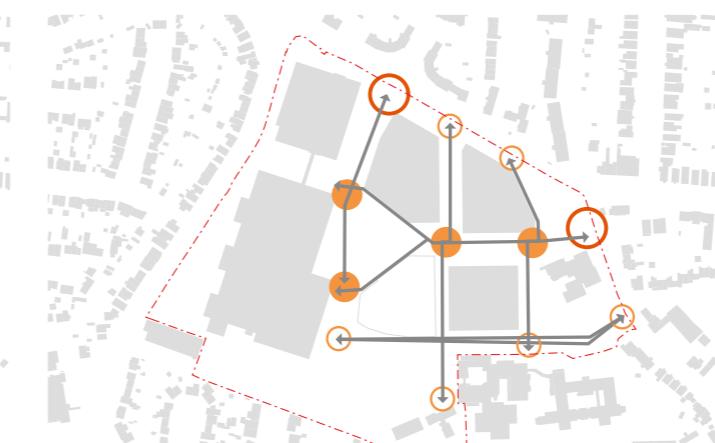


Key Routes

b. Gateways and Nodes

The two main gateways are determined by the bus stops on Pield Heath Rd and Colham Rd while Secondary access points serve as servicing routes for the hospital and residential plots

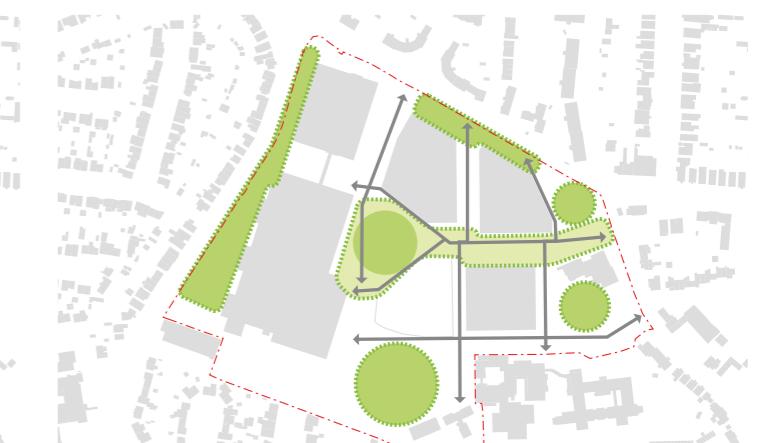
A series of nodes are generated in the intersections between the East-West Route and the North-South routes.



Gateways and Nodes

c. Green Open Spaces

The masterplan creates a network of green open spaces: a) Two Tree Conservation Areas on the site; b) Green buffers along Pield Heath Road and Royal Lane ; and c) A diverse public realm along the Central Spine which includes the Central Green Space.

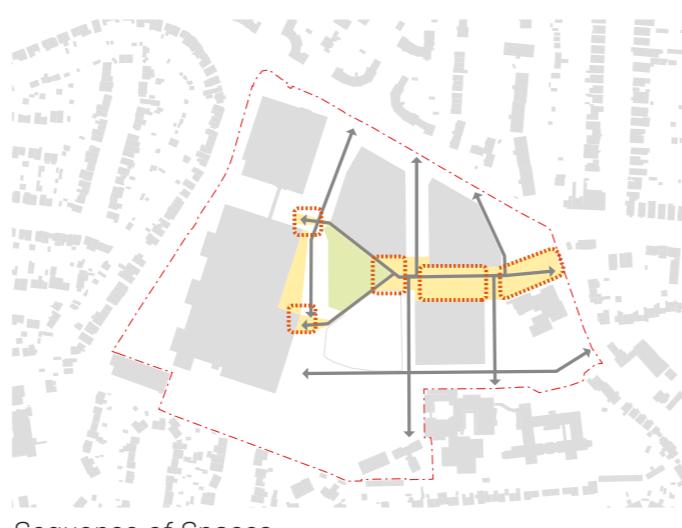


Green Open Spaces

d. Sequence of Spaces

One of the main commitments of the masterplan is to deliver a diverse, generous and high-quality Public Realm.

The plots define the Central Spine which is organized by a sequence of open spaces of different size and character to respond to the different user's needs.



Sequence of Spaces

e. Contained spaces

The success of the Public Realm depends, among other things, on the clear definition of its edges.

The Hospital and the edges of residential plots contain the different open spaces while creating a sense of spatial continuity.



Contained spaces

f. Focal Points

The alignment of the plots is arranged to frame specific views to aid at wayfinding and to bring attention to special elements such as entrances of the hospital, The Furze and natural assets.



Focal points

4.4 Site Plan Concept

The resulting masterplan responds to a number of key considerations which have come to the forefront of discussions as the OBC stage has progressed.

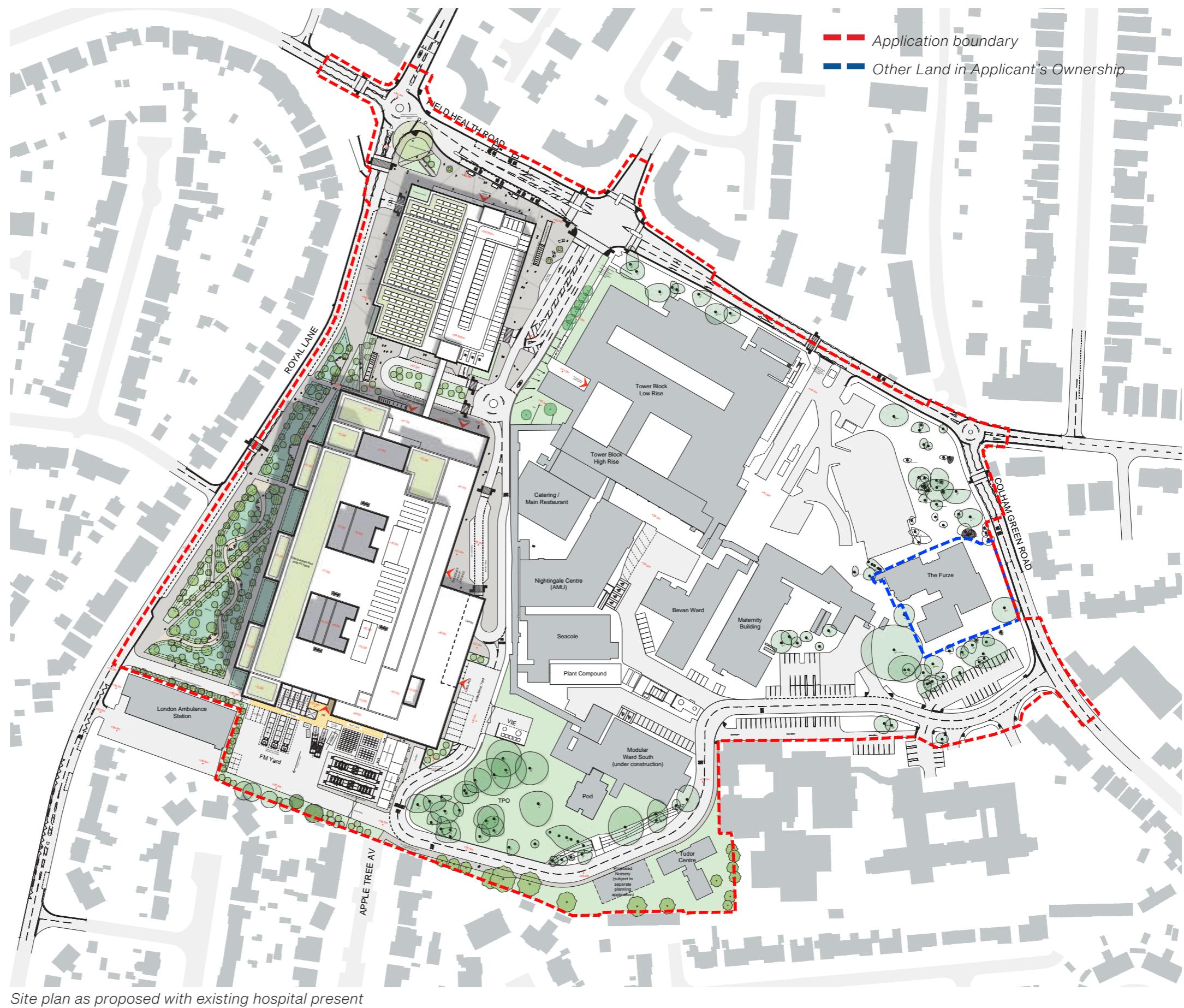
1. The new hospital mass and form are placed as far as is possible into the centre of the site as possible in a single phase solution.
2. The Urgent and Emergency Care Floor is accommodated on one floor providing optimal operational efficient for the hospital.
3. Operational departmental adjacencies are optimized by a compact form and clear circulation strategy.
4. The design allows for flexibility adaptability and expansion responding directly to the design principles, including a strategy to expand hospital services linked to the hospital street.
5. The area of car parking to the north is lower rise and less impacting on neighbouring property.
6. The masterplan incorporates a significant public park at its centre which will contribute positively to the public open space network of the neighbourhood and be a valuable amenity for the community.
7. Space is reserved on the masterplan for long range hospital development and expansion, the scope of which cannot be anticipated at this time.
8. 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
9. A range of other uses complete the masterplan creating an enhanced community setting.



4.4 Site Plan Concept

The interim stage masterplan has been designed to enable the final vision for the hospital campus.

The maximum site available has been further refined as the designs have progressed, and will allow continued and safe operation of the Existing Hospital to continue whilst the new Hospital is being constructed and commissioned.



4.5 Masterplan Development - Phasing Strategy

Phasing Strategy

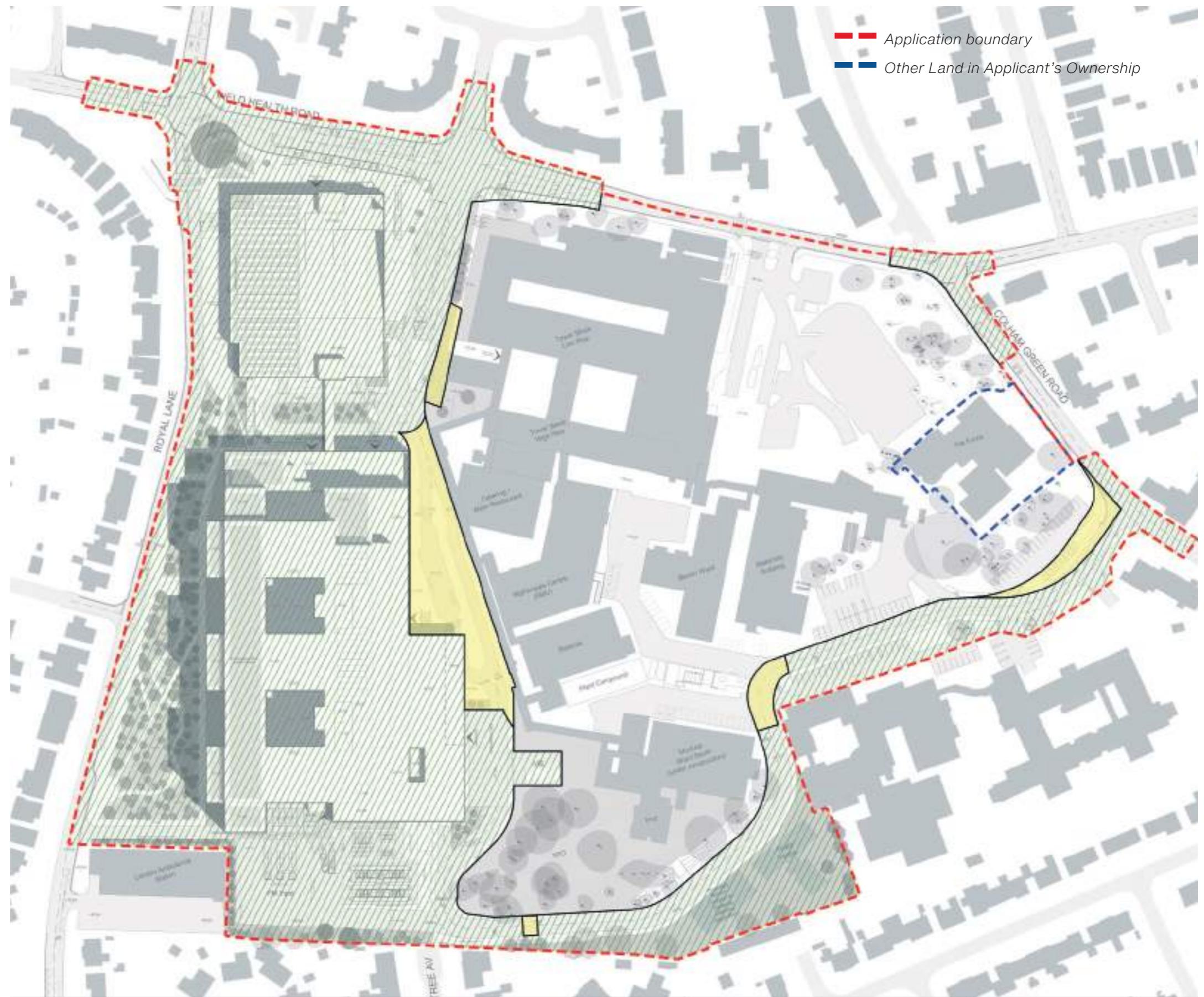
The detailed part of the application essentially splits in to three parts (phase 1A, 1B and 1C), with the outline being the fourth part also referred as phase 2

Phase 1a and 1b

The adjacent picture shows the extension of phase 1A (pale green colour) and 1B (pale yellow colour)

Phase 1a – Everything we can build to begin with (hospital, MSCP and access) that won't need to change in the future

Phase 1b – All the interim elements that will eventually be modified or replaced by the final part (phase 1c) of the detailed application being built



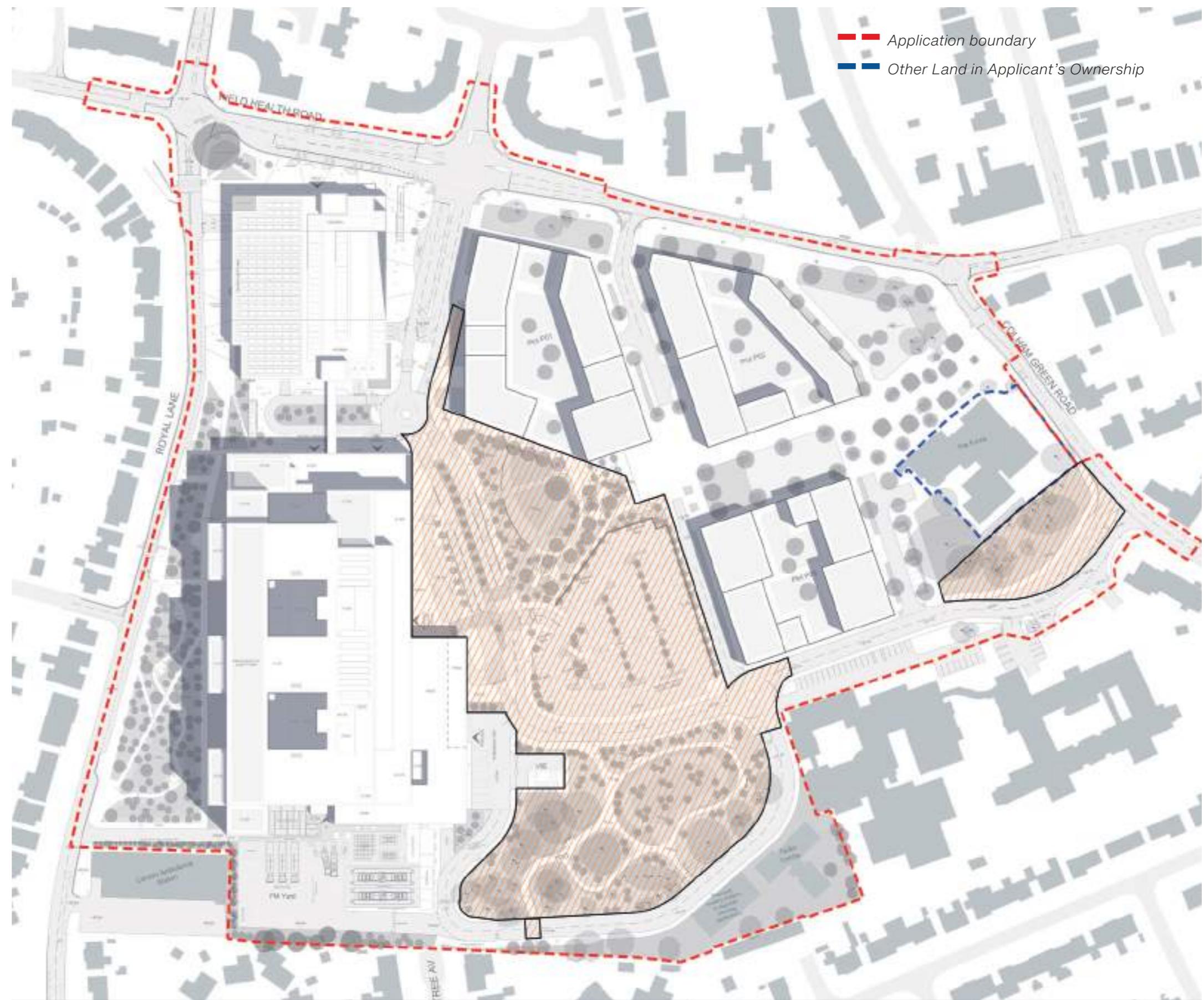
4.5 Masterplan Development - Phasing Strategy

Phase 1c and 2

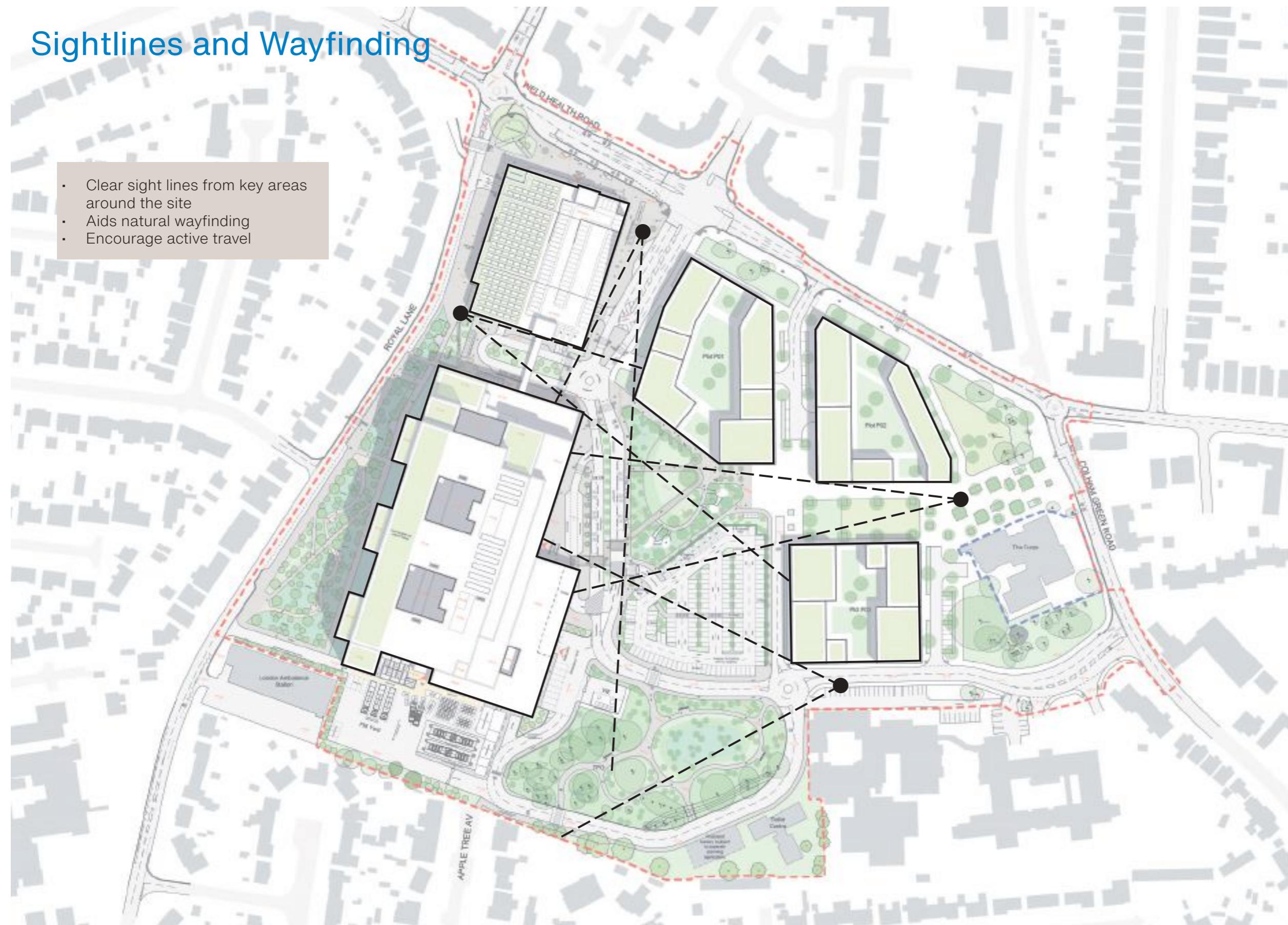
The adjacent picture shows the extension of phase 1C (pale orange colour)

Phase 1c – The elements that can only be built upon demolition of the hospital ie the triangle of public open space, surface car park, woodland, new road/ junction and bus stops and roads.

Phase 2 – outline application for the residential

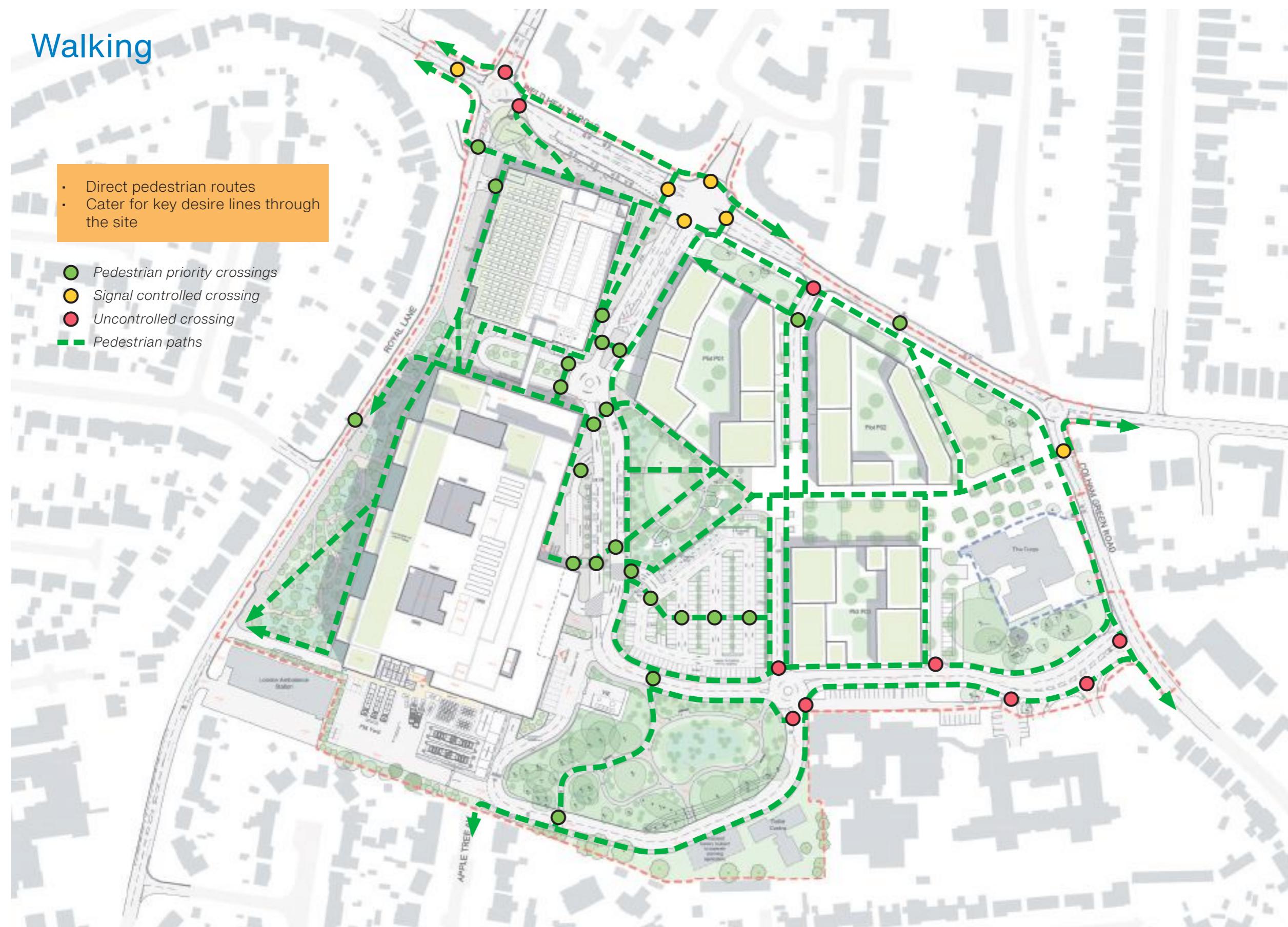


4.6 Site Routes and Servicing

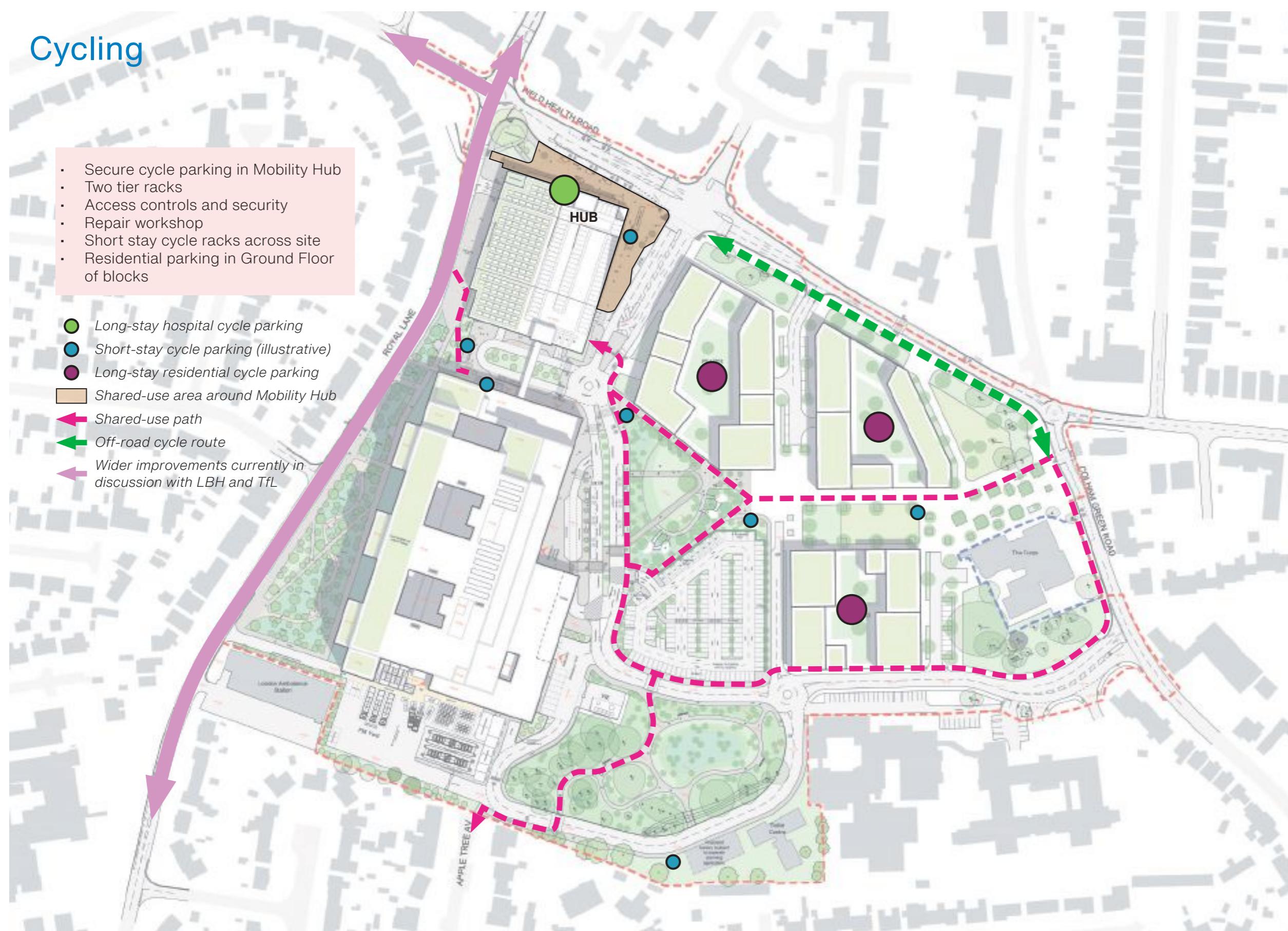


4.6 Site Routes and Servicing

Walking

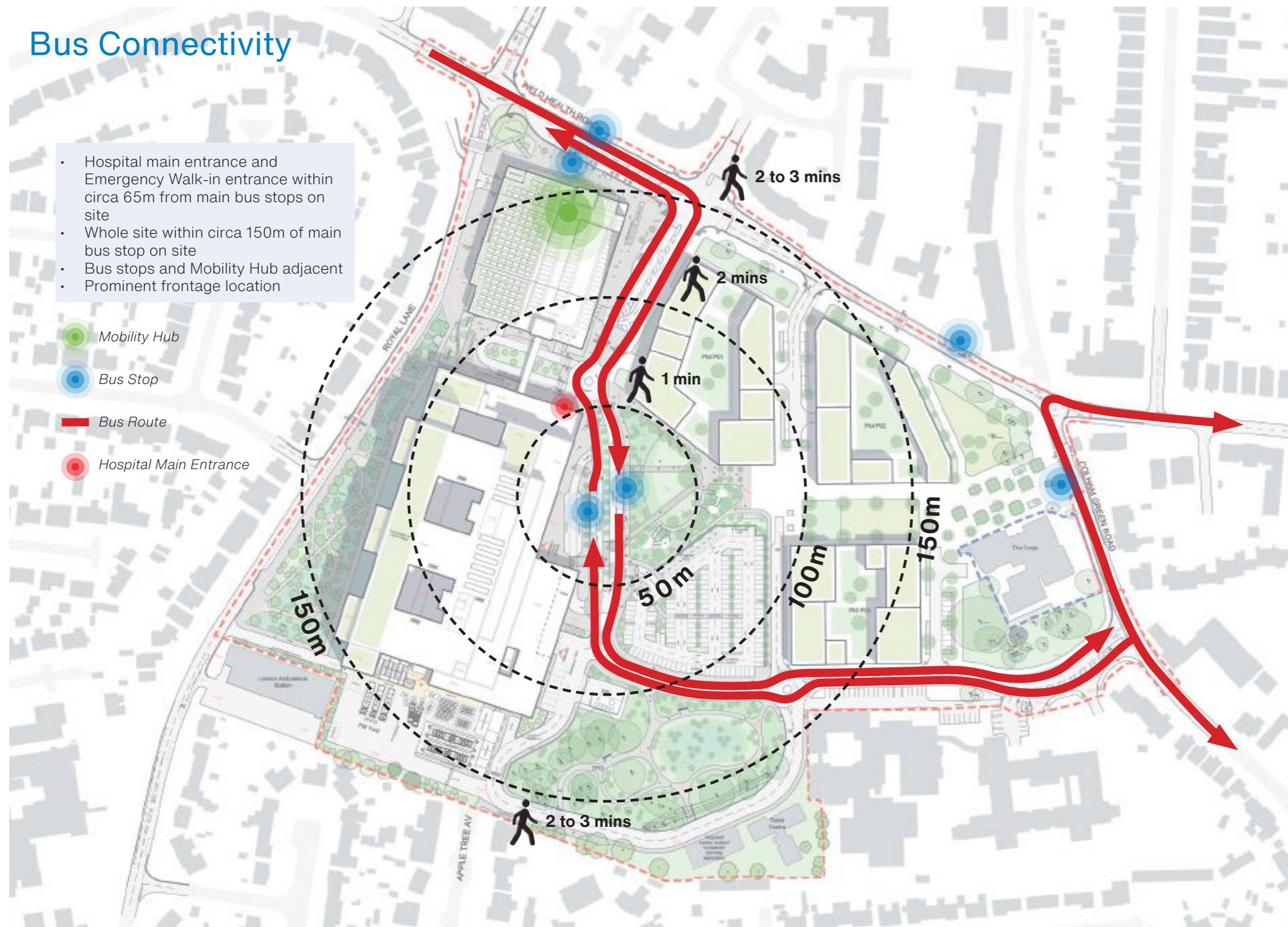


4.6 Site Routes and Servicing



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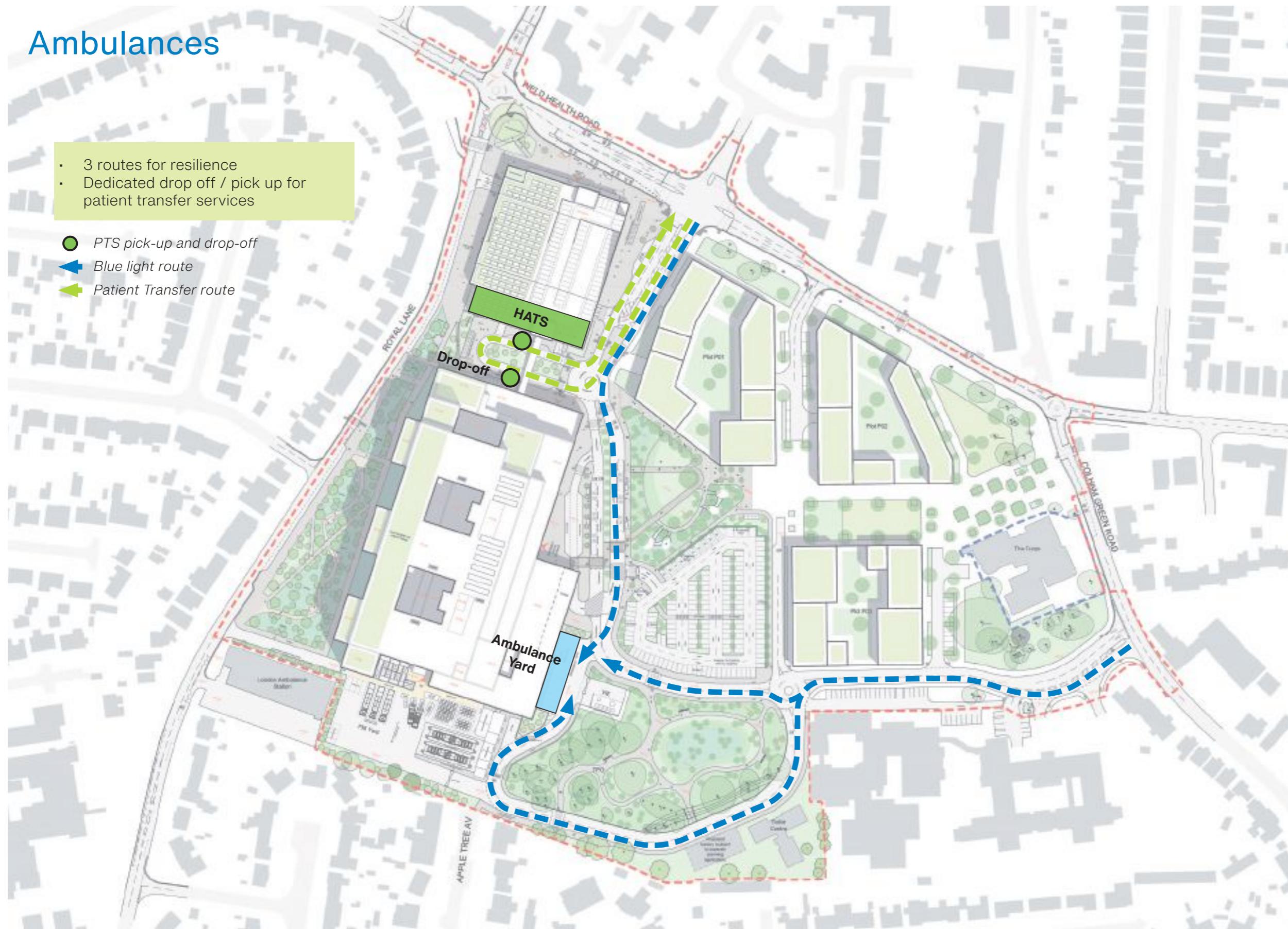
Bus Connectivity



4.6 Site Routes and Servicing

Ambulances

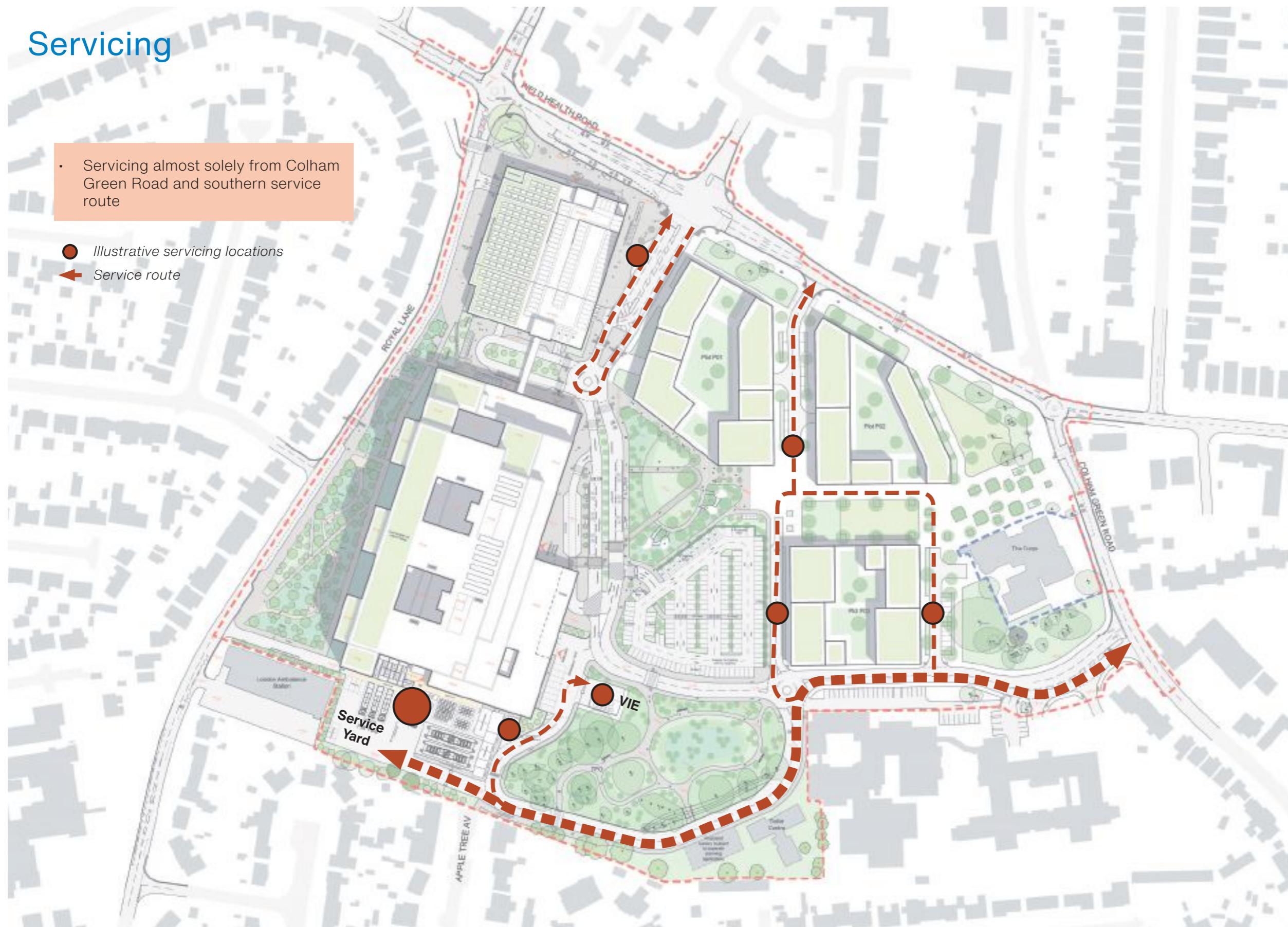
- 3 routes for resilience
- Dedicated drop off / pick up for patient transfer services



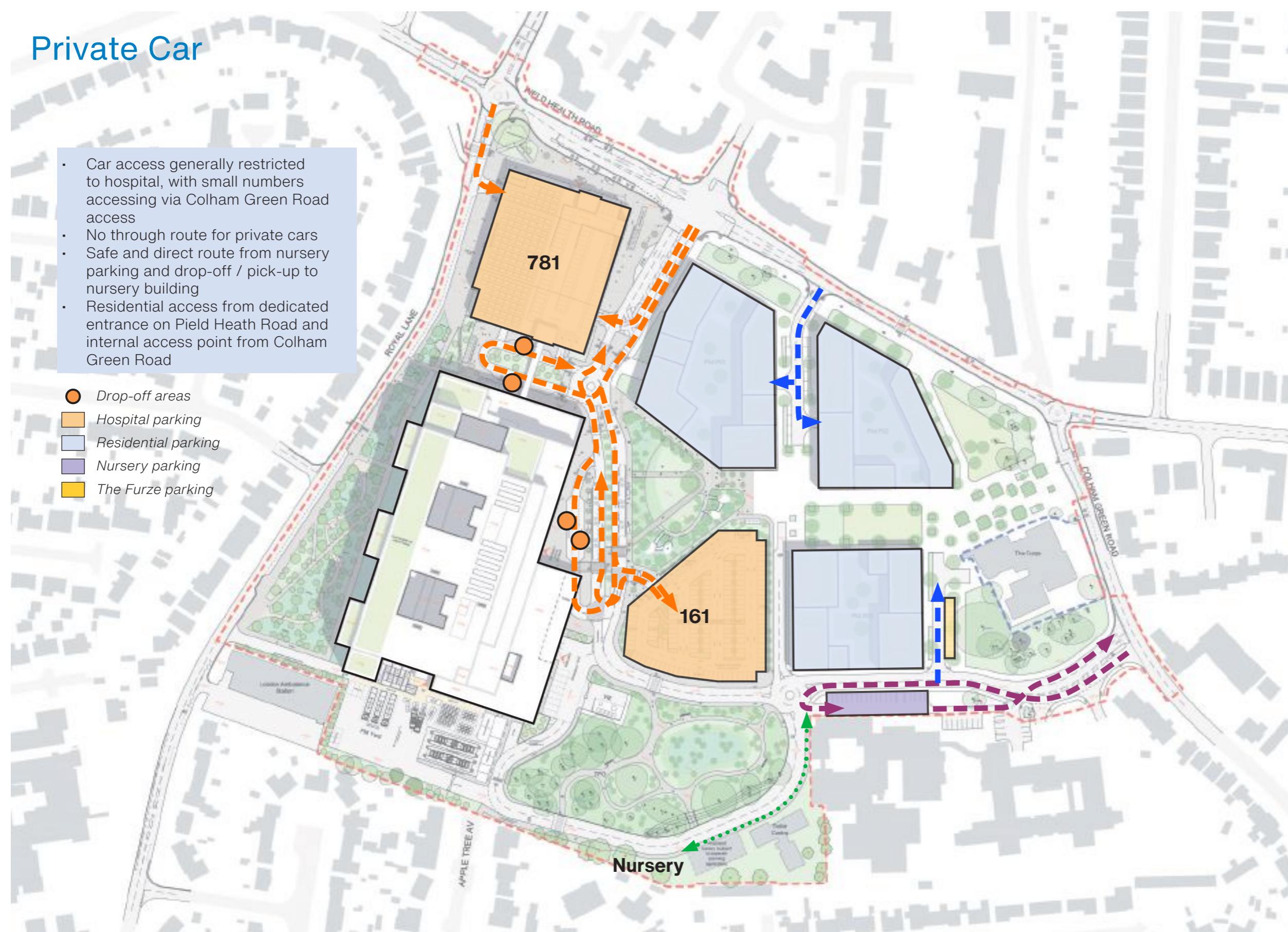
4.6 Site Routes and Servicing

Servicing

- Servicing almost solely from Colham Green Road and southern service route



4.6 Site Routes and Servicing



4.7 Massing Principles

The location and height of taller buildings, as well as the relationships and hierarchies between them have been carefully considered and controlled through parameters and guidelines.

The Illustrative Masterplan aims to be a considerate neighbour. In order to establish a relationship with the immediate context, massing is generally lower towards the edges of Outline Planning Application and steps up towards the centre of the Masterplan.

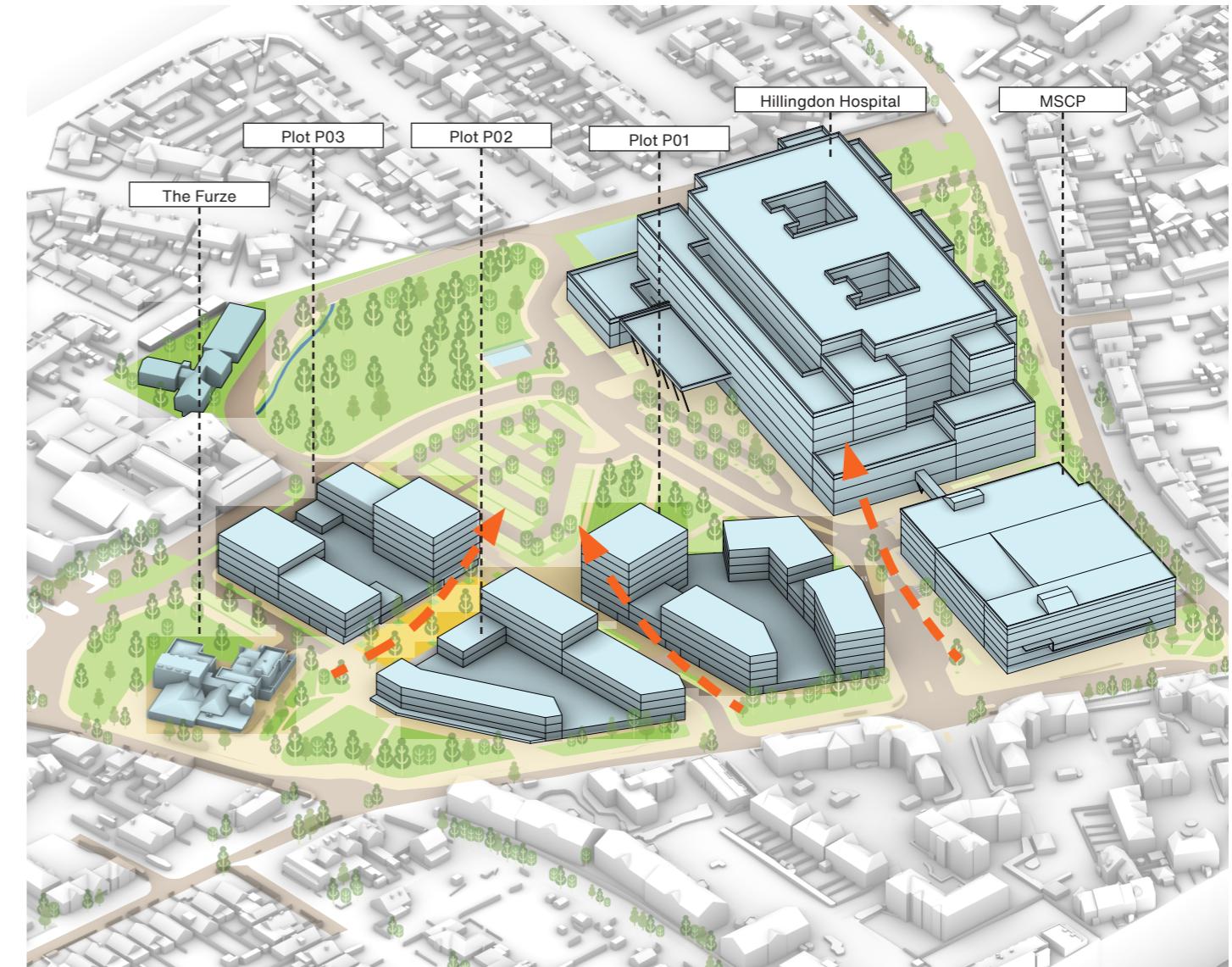
The building heights proposed on the residential development aim to mitigate the visual impacts of the hospital by gradually going higher towards the hospital building and lower towards the perimeter of the site.

Accent buildings are to be located away from Pield Heath Road and Colham Green Road. The Building Heights Parameter plan allows accent buildings to be located along the east-west pedestrian link which is a wide open space and around the Civic Square. The taller residential buildings are composed to relate to the massing of the hospital and to define key public open spaces like the Central Green Space and the Civic Square.

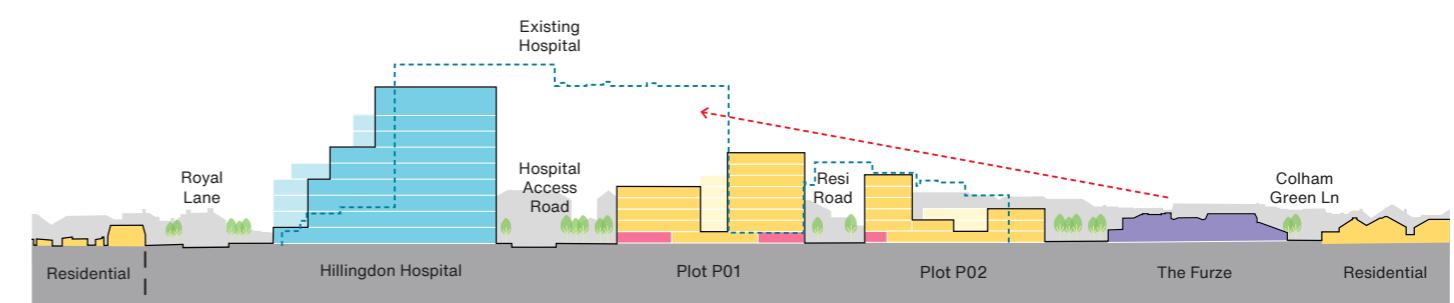
Hospital Massing

The Trust's vision is to create a compact modern hospital that is functional, efficient and that sits well within its setting whilst taking advantage of the site constraints. The new hospital is concentrated into the western part of the site allowing the existing hospital to remain operational during the construction period.

The building profile and silhouette is staggered and setbacks are used to provide both articulation and layering of the façade which is also addressed through the materials used on the façade.



Gradual increase of building heights



East-West diagrammatic section: hospital-pedestrian axis

4.8 The Illustrative Masterplan

The Illustrative masterplan

The design principles and evolution set out in the previous sections have informed the development of the illustrative masterplan. The illustrative masterplan shows one way in which the Proposed Development could be brought forward in a parameter compliant form. The details of the illustrative plan are reserved for later applications.

The Hillingdon Hospital Redevelopment is committed to create a successful, sustainable health and living oriented development by delivering high quality buildings and public realm. The Proposed Development aims to better integrate the hospital to the surrounding community whilst contributing to the house provision. It will be a safe, healthy and attractive environment for patients, workers, visitors and residents.



The focus of the Proposed Masterplan is on high quality place-marking and public realm, with a coherent sequence of streets and spaces. It sets out a framework for outstanding public realm and architecture, which will provide an inspirational setting for health provision environments. The health provision sector is undergoing transformation and the Illustrative Masterplan is designed to meet future needs.

The Hillingdon Hospital is a major component in London Borough of Hillingdon and is seen as a regeneration project for the surrounding community. In particular, the need to achieve better health, employment and living outcomes for the local population sits behind the aspirations of The Hillingdon Hospital Redevelopment.

The Illustrative Quantum of Development

| | | | | | |
|------------------|----------------------------|--------------------|--------------|----------------|-------------------|
| HOSPITAL | Hospital Building (GIA) | 79,603 sqm | PLOT P01 | Residential | 14,860 sqm |
| | | | | Class E uses | 450 sqm |
| | | | | Podium parking | 3,225sqm |
| | | 102,637 sqm | | | 18,535 sqm |
| SURFACE CAR PARK | | | PLOT P02 | Residential | 8,400 sqm |
| | Multistorey Car Park (GIA) | 23,034 sqm | | Class E uses | 150 sqm |
| | | | | Podium parking | 2,585 sqm |
| | | 102,637 sqm | | | 11,140 sqm |
| | Surface Parking | 4,210 sqm | PLOT P03 | Residential | 10,850 sqm |
| | | | | Class E uses | 200 sqm |
| | | | | Podium parking | 2,410 sqm |
| | | | | | 13,220 sqm |
| | | | Total | | 42,895 sqm |

