LLEWELYN DAVIES

Tudor Centre Extension
Design & Access Statement

Submission for a proposed rear extension to the Tudor Centre to accommodate the Education & Training Facilities for Hillingdon Hospital

THHTCP2-LDW-TC-XX-RP-A-0002 REV P05 04/10/2024

In association with

- Northmores
- Aecom
- Savills
- Ingleton Wood
- Mott Macdonald
- BB Severn

Date 29.04.2024

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Contents

1.00 Introduction

Introduction

This document is intended to be read with the accompanying drawings.

This document has been prepared to support a pre-application submission for a rear extension to the existing Tudor Centre building.

Design Strategy

The front of the 2 storey Tudor Centre (to be retained) is currently used as an outpatient consultant service at ground floor level with support admin function above at first floor level. This function will be relocated within the new hospital development following the redevelopment. The existing rear of the Tudor Centre is in sub-standard condition and will be demolished to allow for the new two storey education and training accommodation, utilising the existing 2 storey stair/lift core with the addition of a new education and training entrance and small canopy.

The Site

The Tudor Centre site consists of approx. 1636m2 set within the overall Hillingdon Hospital site.

The Content of this Report

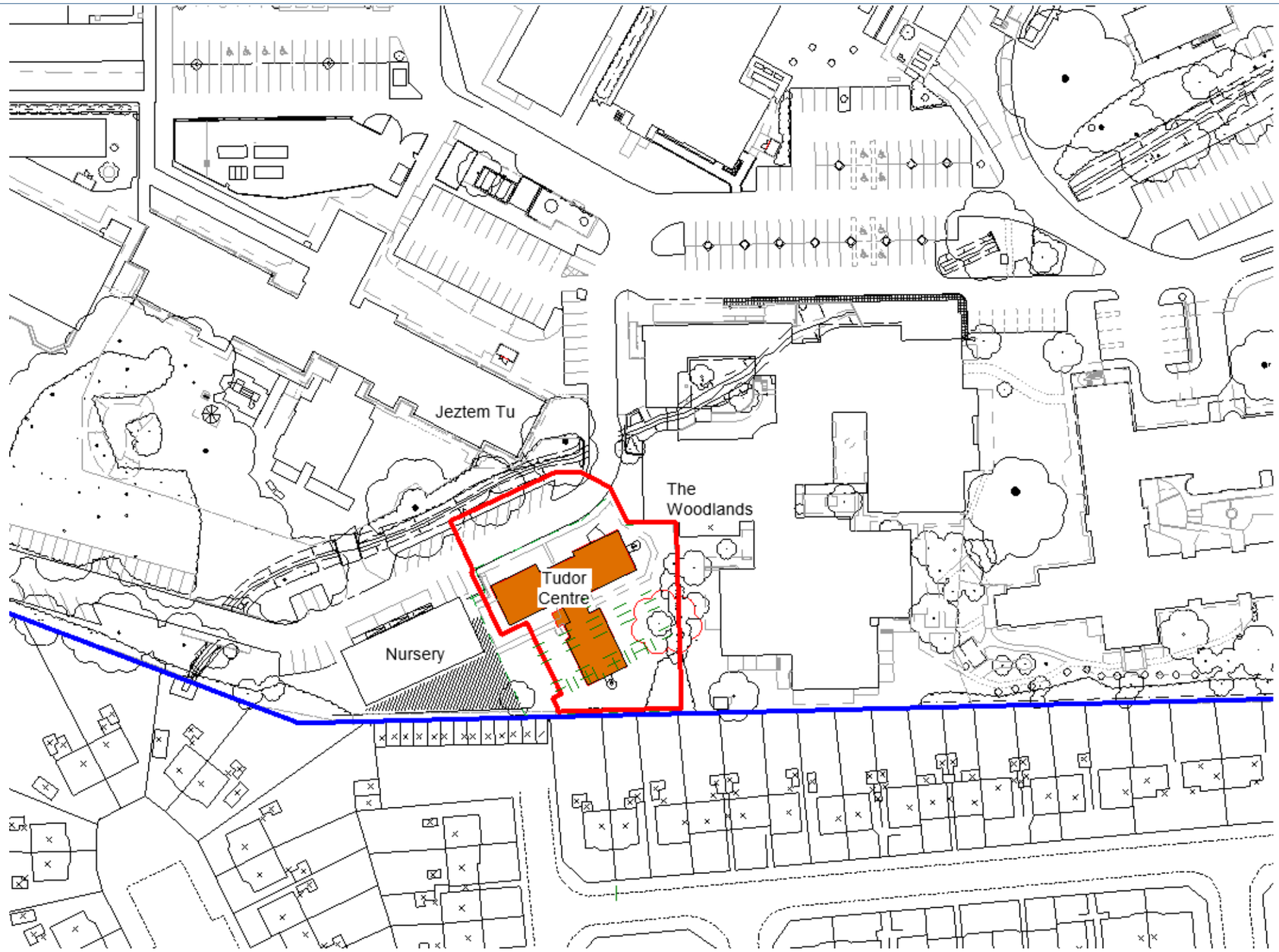
The document is set out in sections to present the proposed works to the Tudor Centre.

We have used and interpreted information provided to our team by others to inform our proposal.

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

Client: THHT
Project Management : AECOM
Architect: Llewelyn Davies
Planning Consultant: Savills
Structural and Civil Engineers: Ingleton Wood
MEP and Acoustics Engineers: Ingleton Wood
Cost Consultant: Currie & Brown
Transport Consultant: Mott McDonald
Landscape Architect: Llewelyn Davies
Tree Surveyor: Landmark Trees
Ecologist: RSK ADAS Ltd
BREEAM Consultant: Melin Consultants

1.00 Introduction



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Planning Application Boundary Legend

Site Boundary for Planning

Hospital Boundary

2.00 Site Analysis

2.01 Site Appraisals

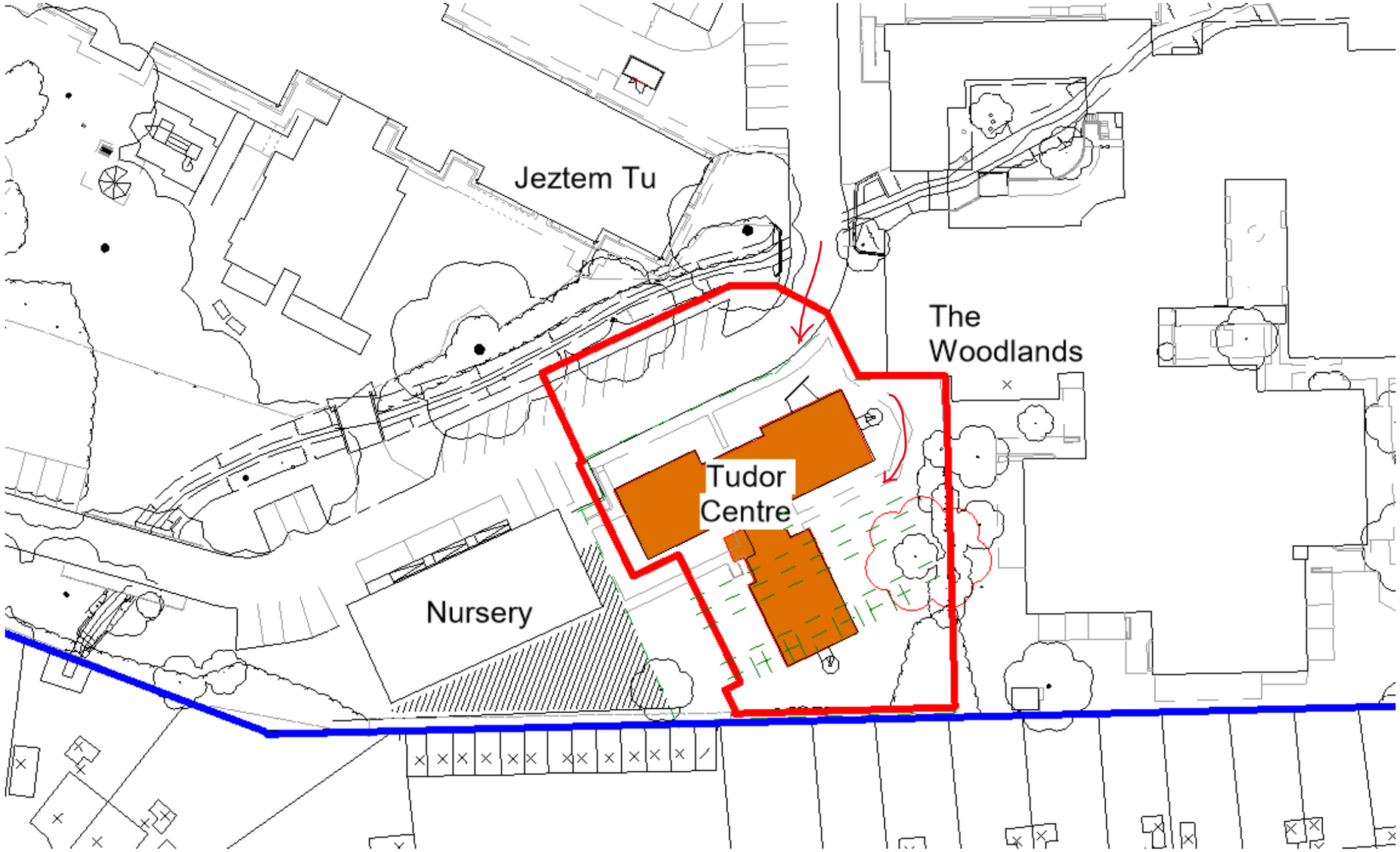


Figure 2.1, Site Boundary Plan

2.0 Site Appraisal

The site is located at:
Tudor Centre, Hillingdon Hospital, Pield Health Road, Uxbridge, Middlesex,UB8 3NN.

Site Area

The site is located at the southern most boundary of the hospital and the extent of land covered by the proposal is set out in Figure 2.1. within the red boundary line.

Site Character

The Tudor Centre was constructed in the 1980's, the original facade is red stock brick with areas of white and light blue render, with a tiled roof with gable ends. The building is in poor condition and in need of renovation. The site is neighboured by a nursery to the West, the Woodlands building to the East and Jeztem Tu Building (paediatric ward) to the North, with 2 storey residential properties to the South.

Building Condition and Character

The existing 2 storey building appears to be in poor condition and recommendations are proposed in the following sections of the study.

There is a zone of built-up ground with a prominent change in level running parallel to the east and south boundary fences.

The site benefits from a line of mature trees (in varying condition and some of which will be replaced to accompany landscape strategy proposals) along the southern boundary that screens the majority of the Tudor Centre building being viewed from the rear gardens to the houses along Lavender Road, and further trees along the east boundary with the Woodland Child Development Centre.

2.02 Site Opportunities & Constraints

Location

The Hillingdon Hospital site is located within a residential area.

Access

The building has several entrances. However, the Main Entrance to The Tudor Centre is through the North façade, which welcomes visitors up from the access road into a reception area.

Access to the existing main entrance to the building is step-free, with a ramp located on the north facade at back of footpath. Access to the existing stair/lift core behind the front building 'wing' will need to be upgraded to provide level access and shelter with a small canopy as this will be the new main entrance for the E&T extension.

Views and Vistas

The design proposals relate to the rear of the Tudor Centre with the new 2 storey extension sitting within the footprint of the demolished rear 'wing' and the rear garden area layed to lawn.

Existing mature trees to the eastern and southern boundaries provide both natural screening to the neighbouring properties as well as pleasant outlooks for the new educational facility. It is proposed to include further new trees as part of the landscape design to reinforce the tree screening on the south boundary with the residential dwellings. See 3.07.

A planning application for the demolition of existing modular building (named the Old Creche) and erection of new two storey building for use as a nursery (Use Class E) with external play space has been submitted to the Council. The decision is still outstanding but the proposed design has been taken into consideration in the design development of the rear extension of the Tudor Centre.

Careful consideration has been given to the design of the new windows with obscure glass used (up to 1.7m above floor levels) where overlooking issues have been identified.

Flood Risk

The government flood warning information survey states that the site has potential to have a high level of floods in the case of instances of heavy volume rainfall.

However, it is acknowledged that the site is in flood risk zone 1 and a flood risk and drainage strategy will be submitted to support the formal application

Construction Disturbance

Careful consideration will be given to neighbouring properties during construction and measures taken to reduce disruption and disturbance, given the proximity to residential dwellings to the south and adjoining children's creche and the Woodlands building.

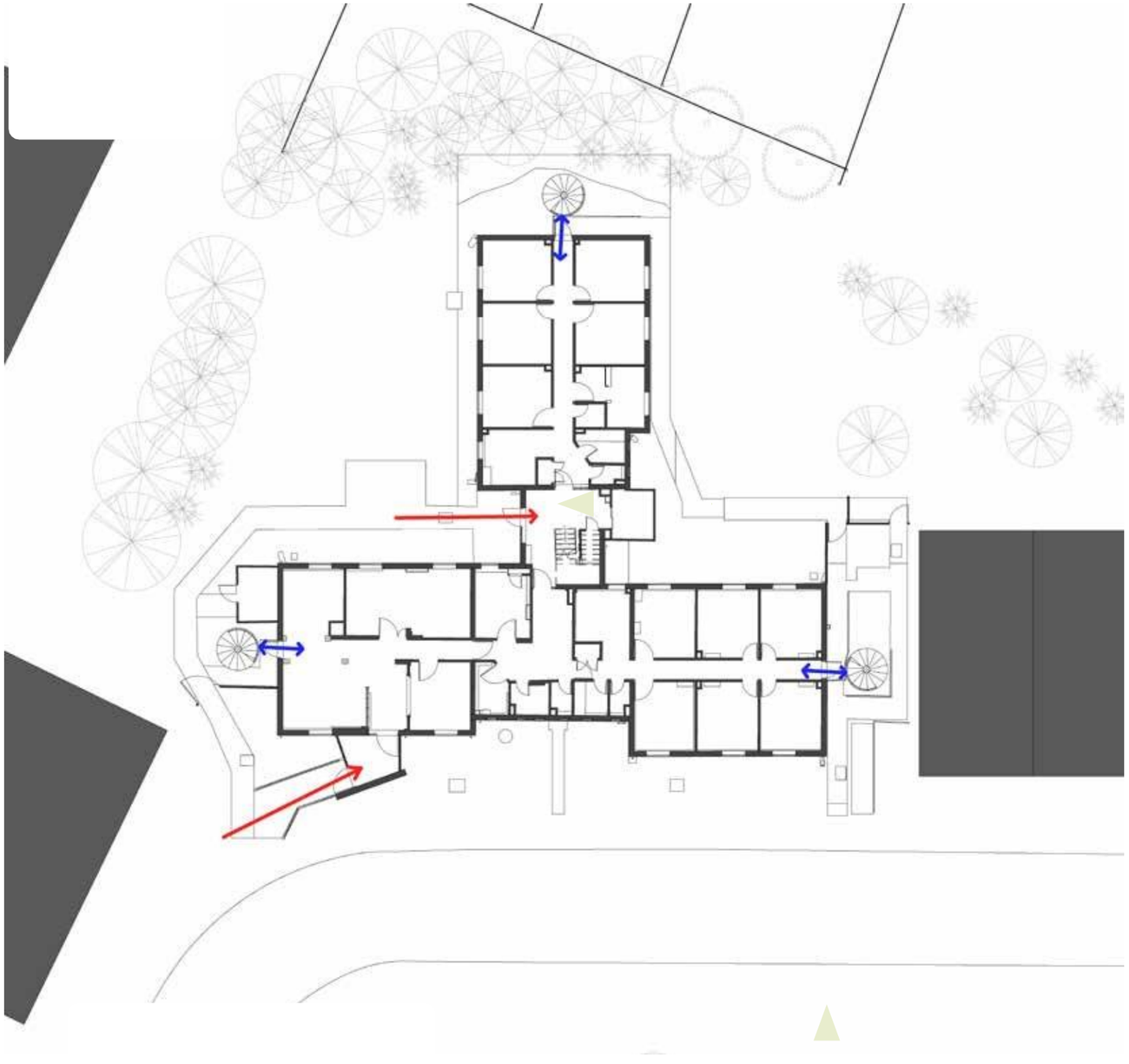
Landscape

The proposed work would require the removal of one tree in the middle of the rear garden area to allow for new building.

Tree protection measures will be adopted to existing mature trees to the east and south site boundaries.

Landscape design proposals will form part of the formal planning submission. A tree report has been prepared and will accompany the planning submission.

2.03 Existing Building Use



LEGEND

Primary Access Routes
Emergency Egress routes

Existing Building

The main entrance to the 2 storey Tudor Centre addresses the roadway with a small ramped access off the footpath and provides a covered porch to protect the entrance door.

There is also a secondary staff only entrance directly into a stair/lift core behind the front ‘wing’ that connects the 2 storey accommodation within the rear building ‘wing’. The existing lift was originally designed for wheelchair use but does not comply with current standards as the Approved Building Regulations (Part M) and Health Building Notes (HBNs).

Disabled Access

As mentioned above, there is a small ramped access (with handrails) leading to the main entrance. This front entrance is a public entrance into the Outpatient accommodation at ground floor level.

Internal Configuration

The Tudor Centre is a 2 storey building in the shape of a ‘T’ with a common stair/lift core connecting the 2 parts of the building. Essentially, the accommodation is planned with a central corridor with rooms located on both sides.

Vertical Circulation & Stair Cores

There is a stair/lift core that connects the 2 parts of the building at ground and first floor levels. The lift has an 8 person capacity to allow for wheelchair access up to first floor.

2.04 Existing Site Photographs

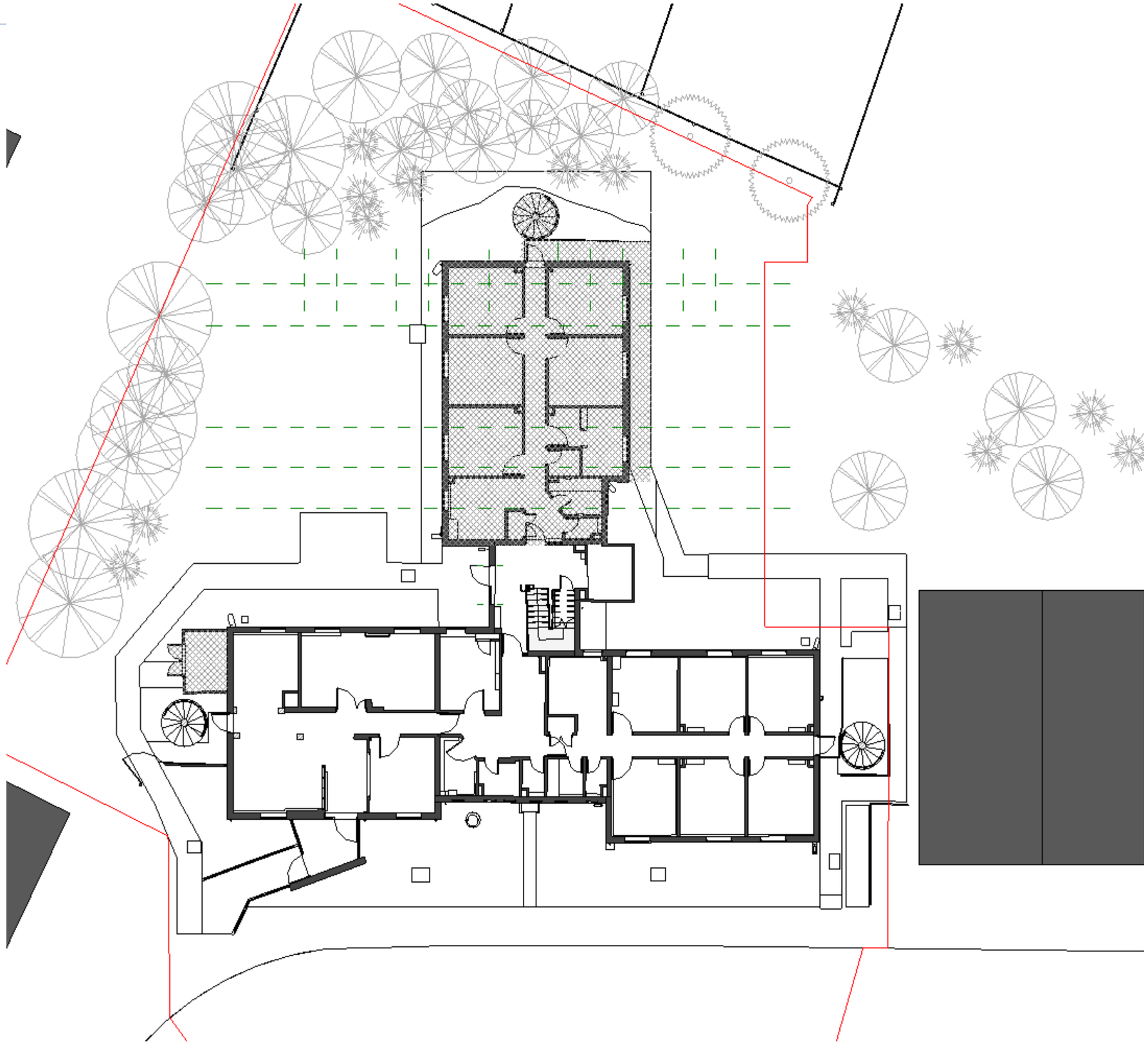
2.04 Existing Site Photographs

2.05 Existing Ground Floor Plan

Existing Design

Front wing consisting of outpatient consultant services at ground floor (with office/support at first floor) - this is to be retained with a direct access at the front of the building.

Rear wing of building to be demolished as part of new proposals.



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Planning Application Boundary Legend

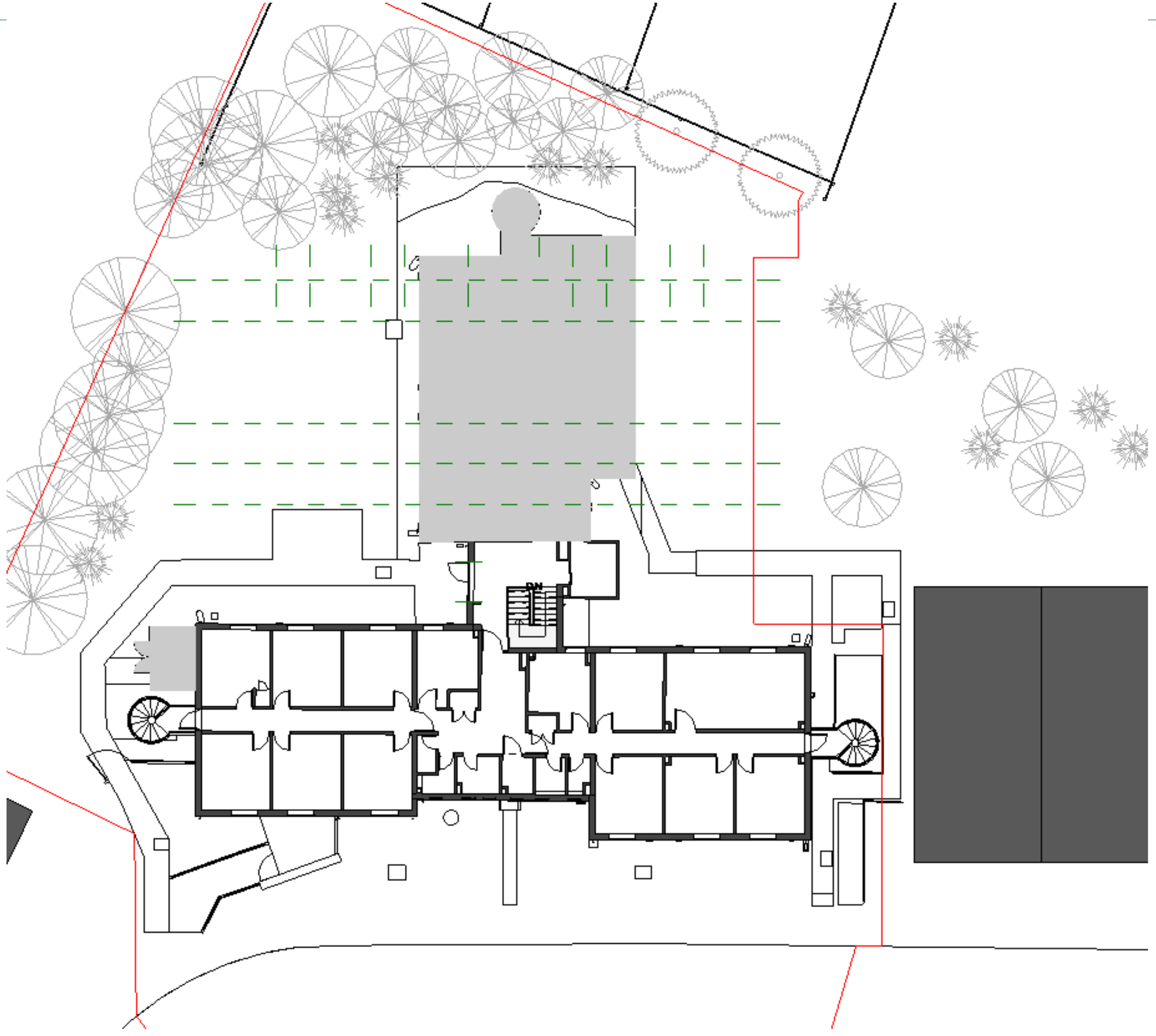
- Site Boundary for Planning
- Hospital Boundary

2.06 Existing First Floor Plan

Existing Design

First floor consisting of outpatient support administration.

Rear wing of building to be demolished as part of proposals. Front wing to be repurposed to accommodate further educational facilities in a later phase of works.



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Planning Application Boundary Legend

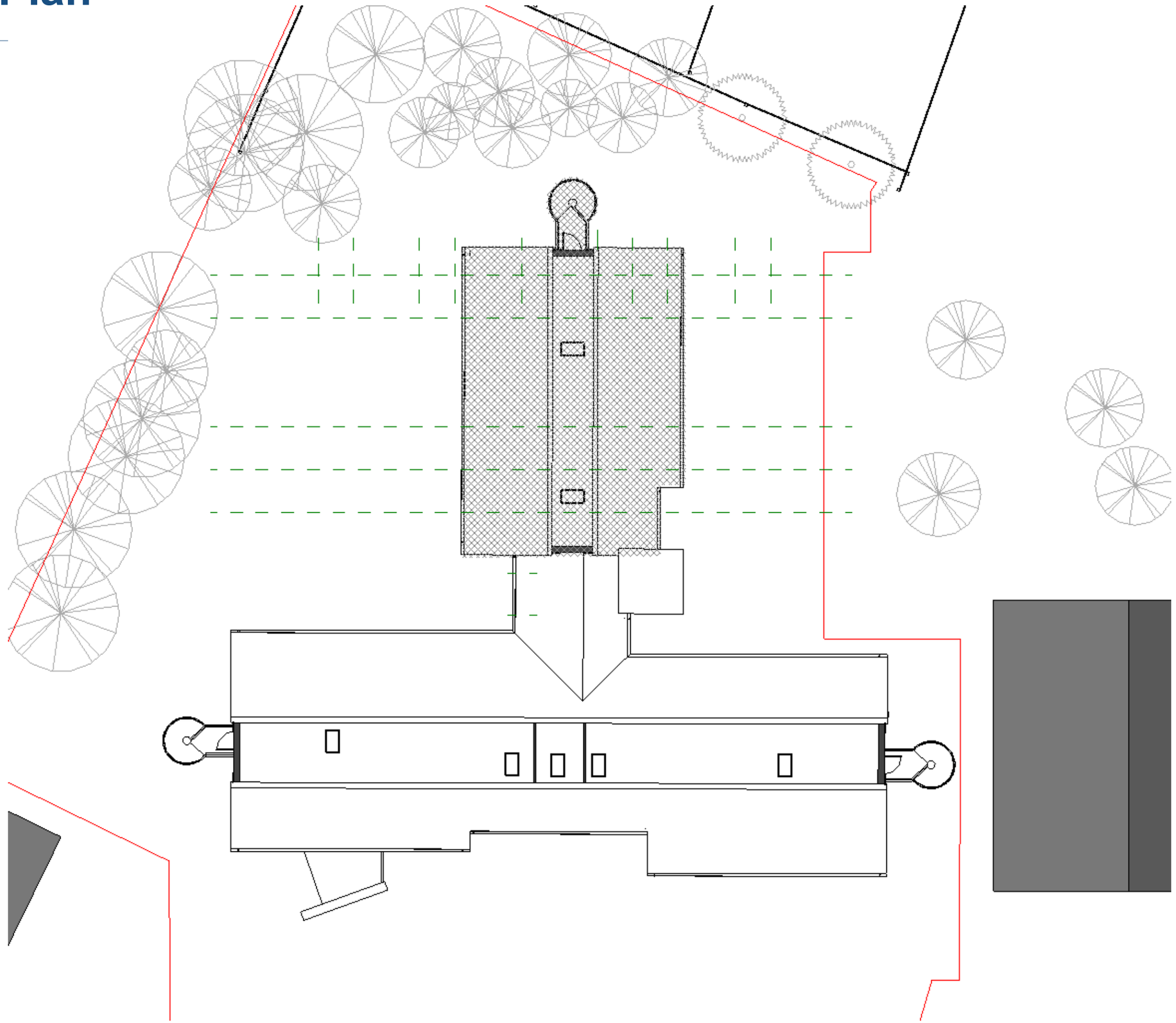
- Site Boundary for Planning
- Hospital Boundary

2.07 Existing Roof Plan

Existing Design

Pitched roof comprising of concrete tiles.

Rear wing of building to be demolished as part of proposals.



Planning Application Boundary Legend

- Site Boundary for Planning
- Hospital Boundary

2.08 Existing Elevations

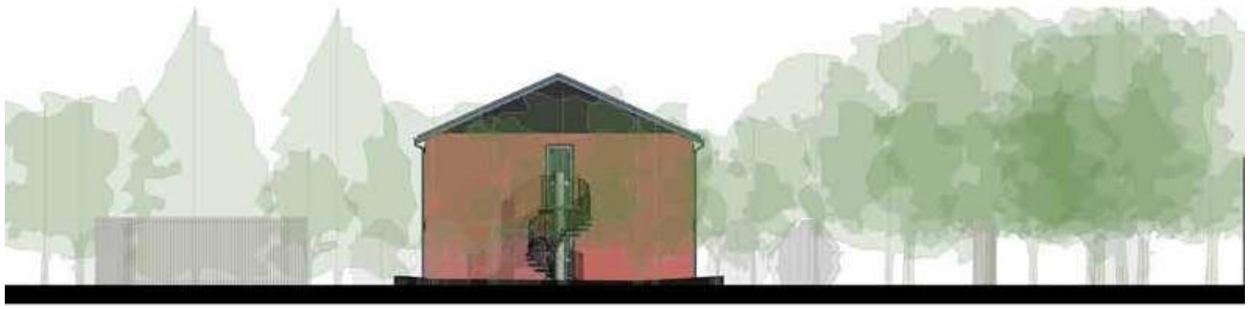
Existing Finish

Existing red brick walls with elements of blue and white render. Render to the front road elevation in a poor condition and will be upgraded and painted as part of the scope of works.

Pitched roof comprising of concrete tiles.

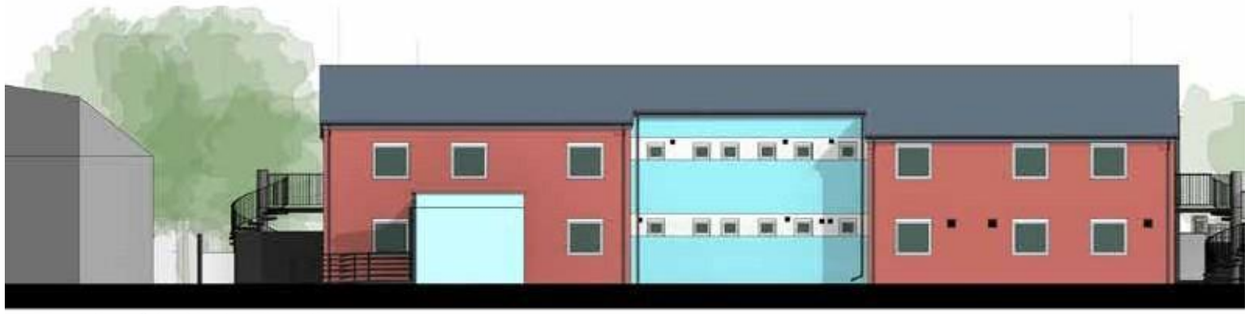
Rear wing of building to be demolished as part of proposals.

Elevation 01 - East Elevation

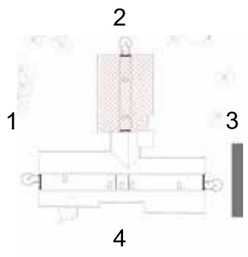


Elevation 02 - South Elevation

Elevation 03 - West Elevation



Elevation 04 - North Elevation



2.09 Existing 3D

2.10 Planning Policy, Framework Regulations and Design Considerations

Planning Constraints

The Tudor Centre is located within the London Borough of Hillingdon(LBH). According to the LBH, the site falls under the following planning constraints:

Environment Agency Flood - medium risk zone.

Planning Application

It is proposed to submit the design proposals for the new Tudor Centre Extension to LBH for full planning permission.

Building Regulations and Means of Escape

Emergency fire escape routes are maintained within the front ‘wing’ and stair/lift core of the Tudor Centre, with new egress routes provided as part of the new proposals to meet Part B (Building Regulations) and HTM 05-02.

General Building Regulations.

New proposals are to meet the latest building regulations guidelines, including circulation and space requirements, access and sanitary provisions.

Asbestos

A full review will be carried out against the hospital Asbestos Register for the existing building with any contaminated material removed by Specialists prior to any work commencing on site. A full refurbishment & demolition asbestos survey will be undertaken prior to works commencing.

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 for the new build elements

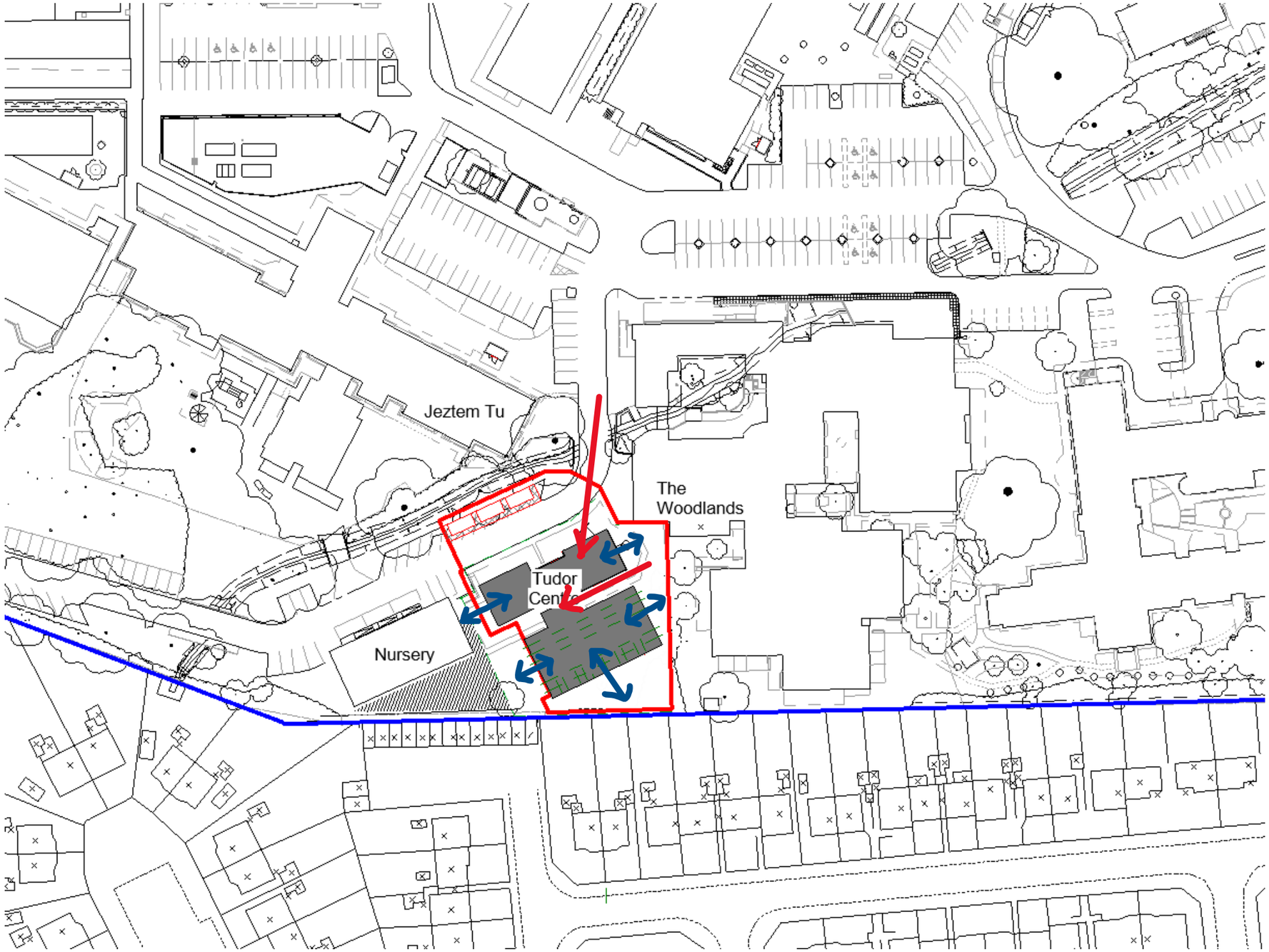
.

The Design Team will work closely with the client and the BREEAM Assessor to ensure we achieve BREEAM Excellent 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 to achieve BREEAM Excellent.

3.00 Design Proposals

3.01 Proposed Design, Site & Access



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Planning Application Boundary Legend

Site Boundary for Planning

Hospital Boundary

LEGEND

Primary Access Routes

Emergency Egress routes

Proposed E&T Facility Design

The design intent for this project proposes to demolish the rear 2 storey 'wing' to the Tudor Centre and construct a new 2 storey facility to accommodate Education & Training facilities.

The new 2 storey facility will share the existing stair/lift core and occupy a large part of the rear of the site (southern end). Floor levels at both ground and first floors have been designed to link through to the existing floor levels in the retained front building and stair/lift core.

The new E&T content of accommodation has been planned with the mainly clinical/technical areas located at ground floor level and with teaching/meeting functions located at first floor level

Proposed Site & Access

The new use of the Tudor Centre means that there is a need for 2 main entrances to clearly separate flows. The existing main entrance remains unchanged as the primary public access into the Outpatients function at ground floor at the front of the building (with admin/support on 2nd floor). This accommodation will function separately from the new Education & Training facility used only by staff/ students.

A new second main entrance for E&T will utilise the existing stair/lift core as a separate and direct entrance into the new proposed E&T facility accommodation at ground and first floor level. As part of this new entrance upgrade, a level access ramp will be provided.

Associated signage will be provide to ensure clarity with respect to the 2 separated flows to the 2 separate entrances.

Emergency fire escape routes are maintained within the front 'wing' and stair/lift core of the Tudor Centre, with new egress routes provided as part of the new proposals to meet Part B (Building Regulations).

Maze Fire Consultants have been appointed to ensure compliance with Part B.

3.02 Proposal - Ground Floor

Proposed Design:

The new E&T accommodation at this level mainly comprises of:

- a facility Reception/Pantry/Toilets,
- a Simulation Suite with Control Room and storage,
- a De-brief Room (second De-brief Room at first floor) for SIM,
- 2 x Clinical Skills Room with separate storage,
- a Manual Handling training room with storage,
- beverage bay,
- associated toilets.

Corridors and doorsets at this level need to allow easy access for the movement of beds and trolleys.

The design proposals are based upon retaining the front wing of the building for Outpatient services (and the existing public entrance off the road) and utilising the existing stair/lift core as the new education entrance to ensure separate flows.

New signage 'gateway' to be provided at the front of the building to clearly highlight the new E&T facility with dedicated access at the rear of the building. Signage to be in compliance with new site-wide THH Signage Strategy.

Replacement non-combustible Bin enclosure.

Planning Application Boundary Legend

Site Boundary for Planning

Hospital Boundary

Proposal -First Floor

Proposed Design:

The accommodation at this level mainly comprises of:

- 4 x Seminar Rooms (of varying size),
- a De-brief Room for SIM,
- Resus training room with store,
- a Multi-disciplinary Hot Desk Room,
- an Office/Meeting (bookable)
- supporting Server Room,
- Toilets,
- associated storage.

The design proposals are based upon retaining the front wing of the building for Outpatient services (and existing public entrance off the road) and utilising the existing stair/lift core as the new education entrance.

A pair of native Fruit trees will be planted to the North to enhance the front elevation.The existing areas of rendered wall will be painted as part of the scope of works.

Planning Application Boundary Legend

Site Boundary for Planning

Hospital Boundary

3.03 Proposal - Roof

Proposed Design:

The design of the roof level to accommodate safe access, minimal M&E Plant and general maintenance has focussed upon minimising the visual impact seen from the neighbouring residential dwellings as well as the overall height and perceived bulk/mass of the necessary plant requirements.

Following initial conversations with the LBH planners, the design at roof level was amended to reduce the visual impact by implementing the following:

a) The original Plant Room (with a height of approx. 4m) to house air handling units (AHU's) has been omitted. A second proposal for a 2.1m high slatted timber enclosure with external insulated and weather protected AHU's to reduce the height and bulk of the plant has also been omitted. The current proposal shows a minimal area for roof plant with a 1.1m safety balustrade positioned direct behind the access stair. The roof plant is to contain 2 outdoor condensors of approx 740(w)x920(l)x1858(h)mm.

b) The full height access stair enclosure has been replaced with a lower level roof access 'hatch' design solution that still allows easy access by maintenance staff (access controlled) but reduced the overall height from approx. 2.3m down to approx. 1.1m.

c) The design of the perimeter parapet wall has be amended to have a reduced height of 500mm. This will reduce the visual impact at the edge of the building.

Planning Application Boundary Legend

Site Boundary for Planning

Hospital Boundary

3.04 Proposed Elevations

Timber Wall Cladding

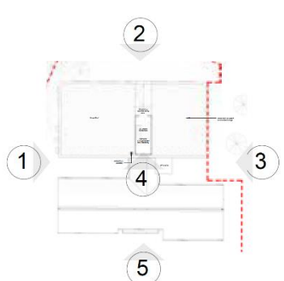
The use of high pressure treated timber such as Accoya (or similar approved) formed part of the design strategy to provide both a ‘lighter’ visual impact aesthetically and to help reduce the perceived mass of a brick/render building solution to try to match existing. Contrasting timber specification will be used to highlight certain elements on the external elevations (refer to drawings).
Careful consideration will be given to the detailing of the proposed timber cladding in terms of corner and edge details, and projecting edge trims to door and window openings, etc. to eliminate water staining. Note: cladding will be detailed to prevent staining and water damage to the cladding over its life.
The timber cladding proposed will need minimal maintenance and will have a fire retardant treatment to meet the required Fire Resistance under Building Regulation standards.

Window Strategy

The external design has been revisited on a number of occasions to address aspects relating to overlooking of neighbours and to reduce the overall height/ bulk of the rooftop plant areas.
The strategy behind the use of vertical slot windows was based upon the need to provide large window areas for natural daylight to teaching/educational rooms whilst also limiting/controlling overlooking to both the rear residential gardens (to the south) and the children’s crèche (to the west). The windows themselves will be double glazed aluminium framed units (polyester powder coated: colour anthracite) and the design allows for approx 900mm wide by 2355mm high (sub-divided into 4 elements with the bottom 2 panes being obscure (min.1.7m AFL) to avoid overlooking where required, and the top pane for louvre extraction for the MVHR units where required).
The building extension design window design strategy also limited the number of windows to the north elevation to avoid unnecessary overlooking (with obscure glazing to both floors) into the existing Outpatient accommodation within the retained Tudor Centre front ‘wing’. It should be noted that the windows to the existing Consultant Rooms on the ground floor of the front ‘wing’ are already fitted with blinds for patient privacy.
All windows to the west elevation (facing the Nursery) do not require to be fire-rated as confirmed by Trust Fire Officer and the hospital Trust.

Windows, Doors and Rainwater Goods

All external windows and doors with to be in ppc aluminium framed double glazed (anthracite colour).
All external downpipes with hopper heads to be in ppc aluminium (anthracite colour).



Elevation 01

Elevation 02

Elevation 03

Elevation 04

Elevation 05

3.05 Proposed Section

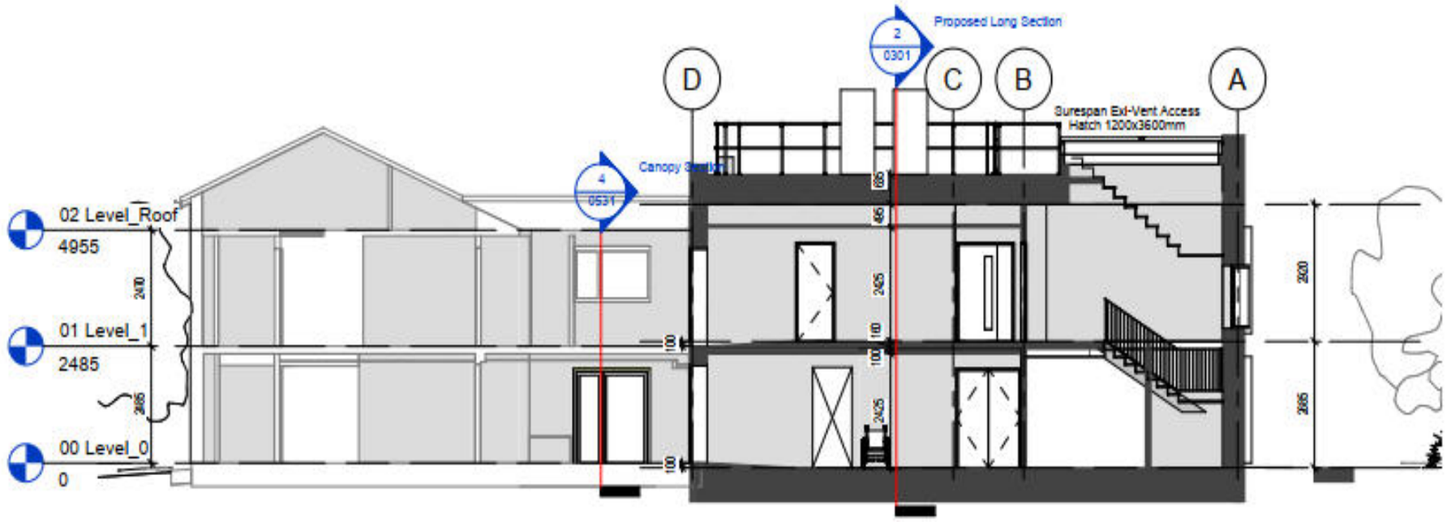
Design Section

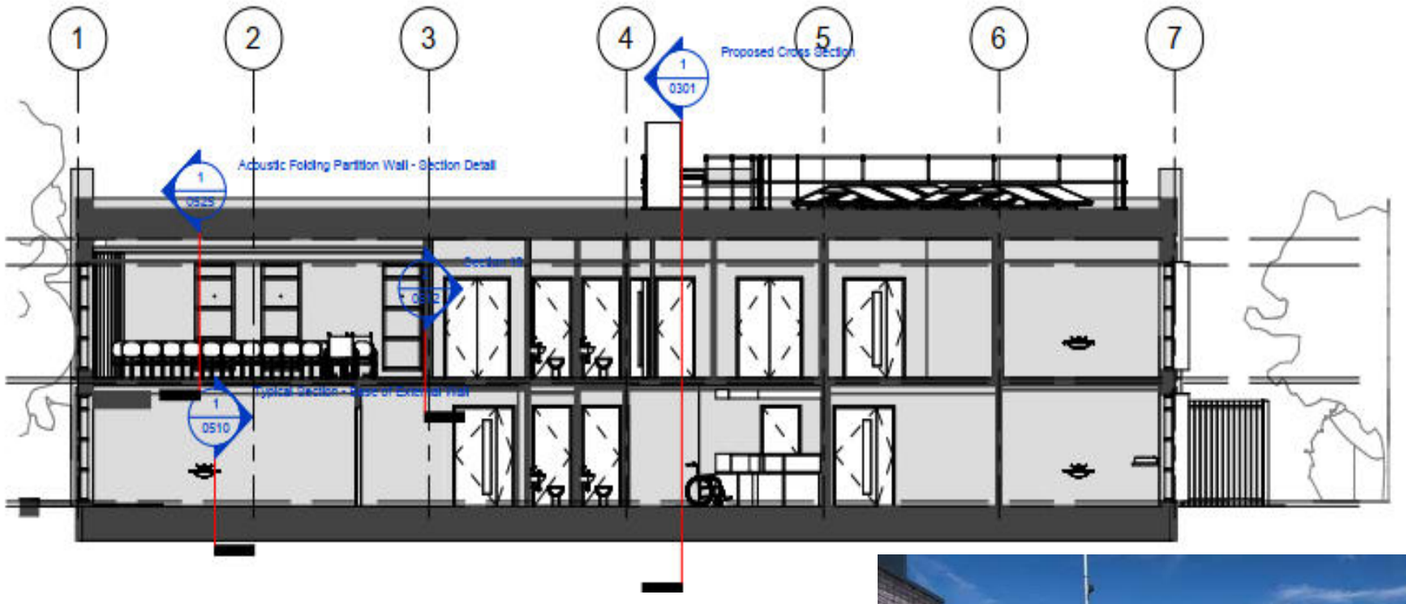
The new modular timber framed extension has been designed to connect to the existing 2 storey front ‘wing’ of Tudor Centre.

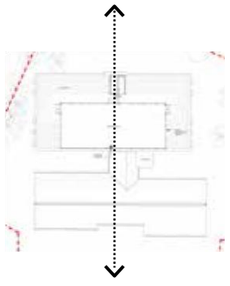
Minor ramps have been inserted to gain approx 200mm at ground floor level to comply with HBN standards for ceiling heights.

A new accommodation and fire escape stair has been provided with controlled access to roof level for regular maintenance by staff and operatives only.

The design of the stair at roof level incorporates a reduced height sliding roof type enclosure to reduce visual impact when viewed from the houses on Lavender Road in response to planner's initial comments/feedback.







Three Wall box Stair Hatch.
Source: https://www.glazingvision.co.uk/

3.06 Proposed Landscape & Drainage

Proposed Landscape Design

A detailed landscape design will form part of the formal planning submission to LBH.

Essentially, it will include the following scope:

- New trees + shrubs to re-inforce the ‘green’ screen to the southern boundary subject to tree survey,
- Gabions to handle change of level as retaining structure to the rear gardenareas,
- Small garden seating area for staff and students,
- Specific replacement trees to cover the identified trees to be removed,
- Two native fruit trees planted to front of existing building (located centrally) to enhance the visual appearance of the existing building.
- 5 stainless steel Sheffield cycle stands near to provided adjacent to the entrance/access to cover students coming to the E&T facility from elsewhere on the hospital site.

The remainder of the rear garden to remain as lawn.

Drainage

Foul water drainage from new facility including toilets to connect into the existing on-site FW drainage.

Surface water drainage from new facility to connect into the existing on-site SW drainage. It is acknowledged that rainwater retention may be required with a sustainable urban drainage strategy to slow the rate of drainage and may be supported by additional below ground detention crates – to be confirmed during the next detail design stage.

Planning Application Boundary Legend

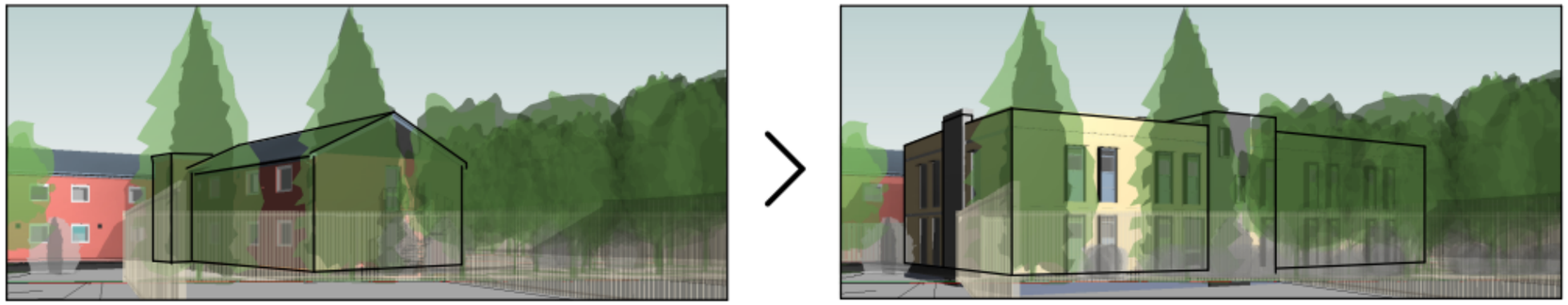
Site Boundary for Planning

Hospital Boundary

3.07 Visual Impact

Overlooking

An indicative views study was undertaken to illustrate the limited views of the rear extension from neighbouring residential dwellings along Lavender Road as a result of the extent of high level screening from existing trees on the site boundary.



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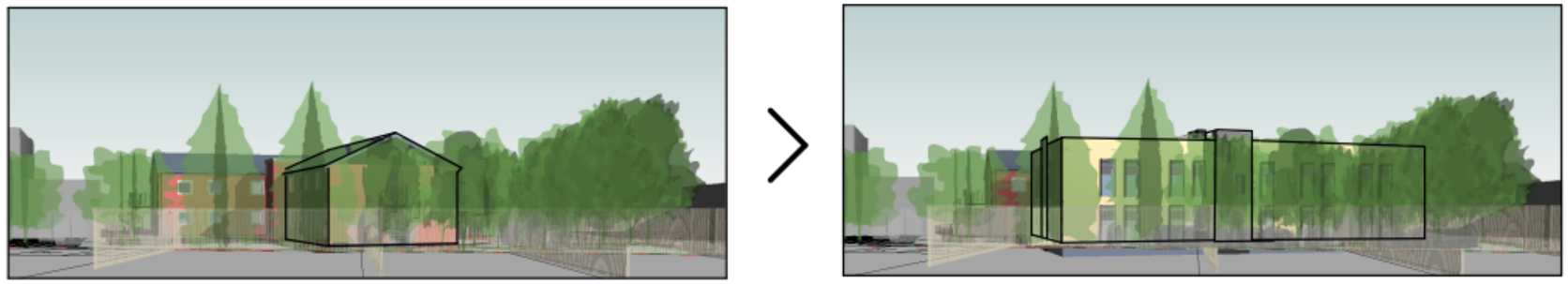

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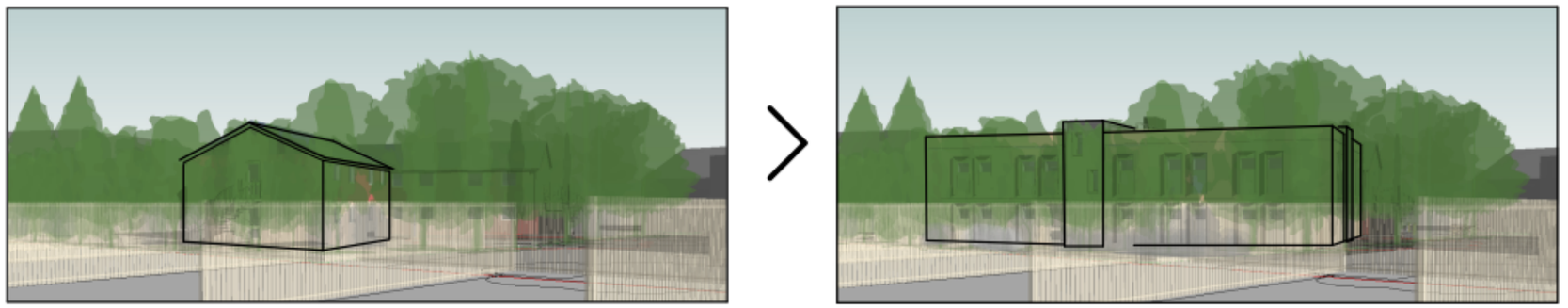


BEFORE AFTER

4.0 Accommodation

Accommodation

The existing Tudor Centre has a floor area of 672m2 (over 2 floors). It is intended to demolish the rear wing that has a floor area of 198m2 (over 2 floors), leaving a total of 474m2 of existing floor area.

The new proposed accommodation for E&T that will replace the existing rear wing of the Tudor Centre will add 594m2 of floor area (over 2 floors). For clarity, this increases the total floor area of the building from 672m2 up to 1,068m2.

5.0 Parking Provision, Inclusive Access

Car Parking

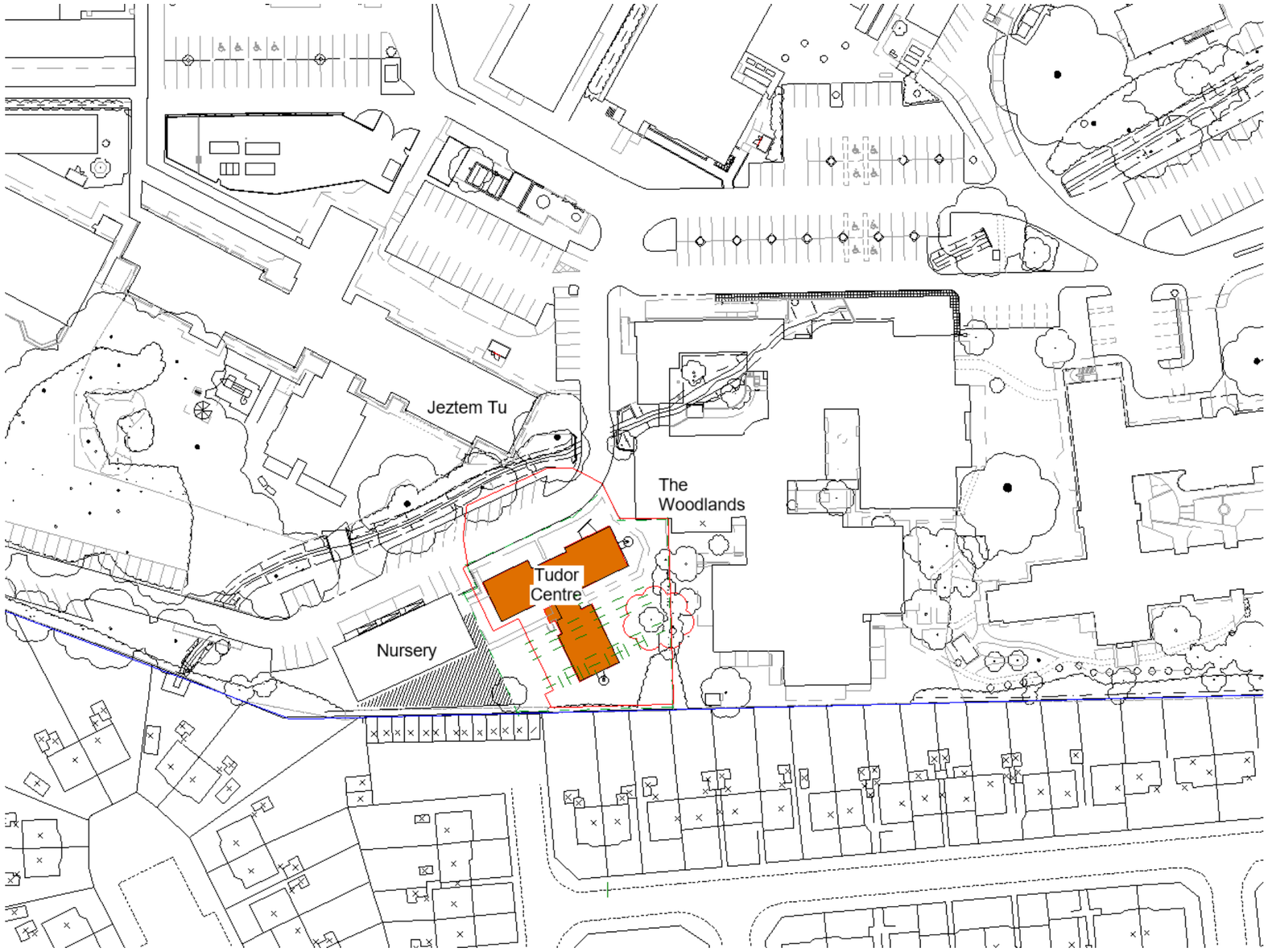
The proposed extension to the Tudor Centre will not require any additional car parking to be provided on site as the facility and associated staff/visitors have been factored into the transport assessment to be submitted with the transport assessment prepared by Mott Macdonald with the forthcoming planning application for the redevelopment of the hospital site. Please refer to the supporting note prepared by Mott Macdonald for further details.

Cycle Parking

With regards to cycle provision, this aspect has been dealt with in the hospital site-wide transport assessment. however, for this new E&T facility, 5 stainless steel Sheffield cycle stands will be provided near to the entrance/access to cover students coming to the E&T facility from elsewhere on the hospital site.

Inclusive Access

A convenient drop off point is provided for door to door transport services such as Dial-a-Ride, taxis, and hospital transport. The proposed extension is to be fully accessible in line with BS 8300:2018, with lift access being provided to the first floor with step-free access achieved to all services and facilities within the building.



6.0 Ecological Context

Ecological Context

The proposed extension will remove part of the rear area of the existing site, however the majority of the established planting and vegetation remaining unchanged to the east and south boundary zones. A site-wide ecological impact assessment including the application site area will be submitted to support the forthcoming planning application for the redevelopment of the site.

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