
The Furze

Design and Access Statement

Provision of Adult Audiology
Haematology, Education
Centre and Clinical Admin Offices at
The Furze

THHFP1-LDW-XX-XX-RP-A-10001

REV P06

In association with

Aecom
Northmores
Campbell Reith
Couch Perry & Wilkes
Maze
Savills
Stroma

Date 22.11.2024

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1 Introduction

Introduction

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

The following document has been created to receive a Planning Permission and Listed Building consent for the Furze Building and should be read with the previous Design and Access statement revision P02 dated 20.05.2022. Planning Application 4058/APP/2021/3651

his proposal has been generated by comprehensive analysis of the site and context. The design has evolved during a period of consultation with the key stakeholders to provide a comprehensive scheme for the users to work within.

The following proposal within this report is subject to a conservation officer's review.

The Audiology department would be located within the existing paediatric audiology department (20th extension), this space will require upgrading to the layout and M&E to comply with infection control.

Externally, the building is in a very poor condition, which requires repair, replacing existing damaged windows and doors, existing brickwork to be re-pointed where damaged and repainting to match existing with repair to the existing render.

Plant area:
The Haematology Department within the ground floor requires clear air ventilation. Therefore an A/C Unit covered by timber screen has been proposed in the back elevation of the building, taking space of 3 parking slots.

The scope of the project

The Furze building is located within the Hillingdon Hospital; the project is part of a critical position in the decant project of the overall scheme to enable demolition for the redevelopment of the new main hospital. The Furze is a Grade II listed building, consisting of an early-19th century country house with various mid to late 20th century extensions at different levels; due to these multiple extensions, the building has limited access, resulting in inadequate maintenance.

The proposal is to change the ground floor of the Furze from healthcare office use to clinical use (Haematology and Audiology). The building's original features will be retained, and the internal areas' finishes must comply with infection control guidelines and HBN.

The original early-19th century country house includes the clinical admin department on all floors (ground, first floor and second), the nature of this department is mainly office spaces. Therefore, there wouldn't be any changes necessary to the original layout

The new proposal for the original part of the building be will be remedial work, with all original/ existing features are to be retained unless they are specifically marked otherwise on the drawings.

The Team

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

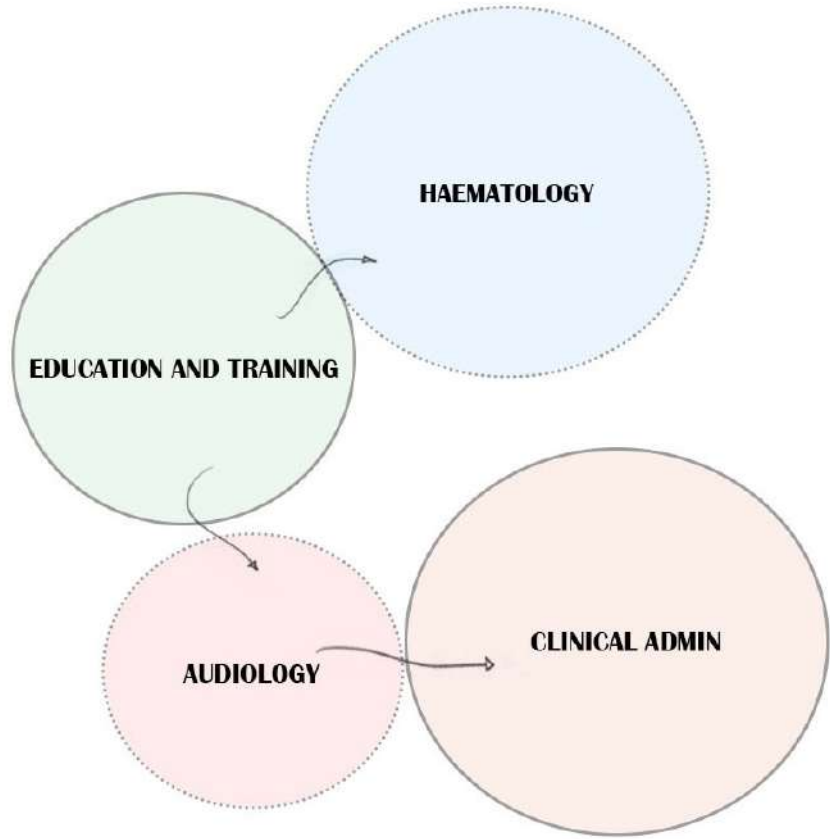
Client:	The Hillingdon Hospitals NHS Foundation Trust
Project Management :	Northmores & Aecom
Architect/ Landscape:	Llewelyn Davies
Heritage & Planning Consultant:	Savills
Structural and Civil Engineers:	Campbell Reith
MEP and Acoustics Engineers:	Couch Perry Wilkes
Fire Engineers	Maze Fire
Transport Consultant:	Mott MacDonald
Tree Surveyor:	Landmark Trees
Ecologist:	Aecom
Building Control Approved Inspector	Stroma Building Control

Design & Study Limitations

We have used and interpreted information provided to our team by others carefully to inform our proposal. However, it must be recognised that there are potential areas of risk and uncertainty, many of which will be clarified following opening up works stage.

The Site

The Furze site consists of approx. 2260m² set within the Hillingdon Hospital site.



1 Introduction



2.0 Site Analysis

2.1 Site Appraisals

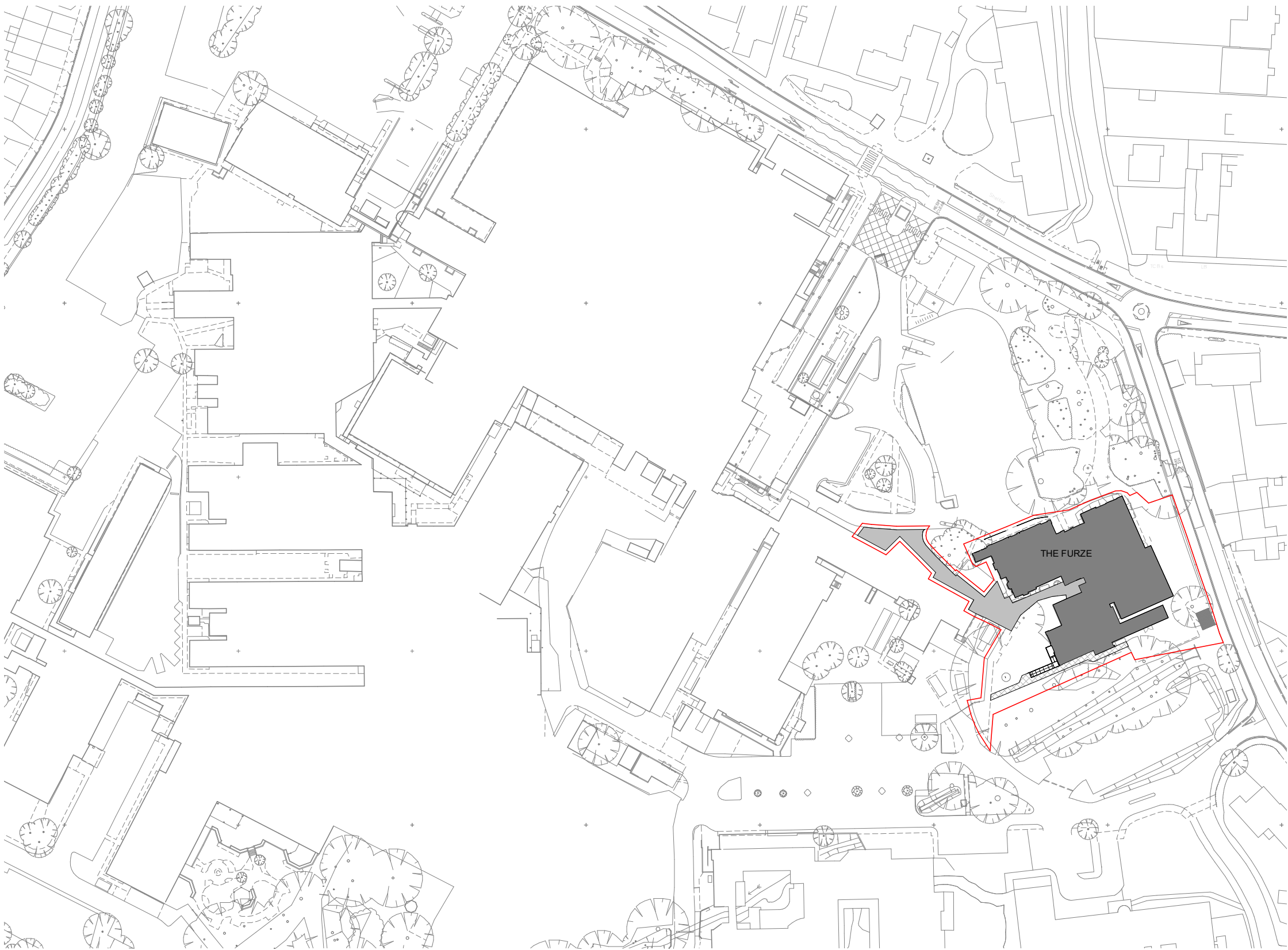


Figure 2.1, Site Boundary Plan

2.0 Site Appraisals

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

Site Area

The extent of land covered by the proposal is set out in Figure 2.1. within the red boundary line.

Site Character

The Furze original Building was constructed in the 19th century, the façade has delicate features 3 French windows with architraves, the roman Doric ½ columns and pilaster on the ground floor windows. The listed fabric is in poor condition, the new extension constructed approx. in the 1970s for the Nurses office. The building has many various shapes of roofs and different facades. The site is surrounded by parking for the Hospital, with overgrown landscaping.

Car parking is mainly distributed to the North and East of the Furze and the rear.

The site is exposed from the North, and enclosed from the East side by an old wall facing Colham Green Road. The Furze was categorised by Historic England as Grade II listed in 1974.

Building condition and character

The existing Grade II Listed Buildings at present appear to be in poor condition (from Condition Survey) and recommendations are proposed in the following sections of the study. Pre-application advice received on the wider site has indicated that a number of improvements could be made to the listed building.

Site History and Conservation Area

The site does not lie within a Conservation Area. The Furze was originally built as a nurses home on the grounds of which are currently being used as offices

2.2 Site Opportunities & Constraints

Location

The hospital site is located within a residential area and Hillingdon Hospital.

Access

The building has several entrances. However, the Main Entrance to The Furze is through the North façade, which welcomes visitors into the ‘pink’ painted hall. The entrance can be used as a drop-off by vehicles or pedestrians travelling in via public transport.

All-access to the building is step-free, with ramps located on the South and West facade, overlooking the existing green spaces.

The South Eastern access through Colham Green Road is for delivery and maintenance, and this road is shared with Hillingdon Hospital.

Views and Vistas

The Main Entrance overlooks the existing car parking and the hospital. The Southern part of The Furze is enclosed by trees and landscaping, providing privacy. Views into the site are not limited, but there is a level of privacy provided by the existing deep-set windows and trees surrounding the site.

Heritage

The Furze is a Grade II Listed Building and is discussed in the following section. A carefully considered and holistic approach is therefore required with regards to the proposal to develop the site.

Flood Risk

The site is on a slight gradient with a stream of water to the South. The government flood warning information survey states that the site has potential to have a high level of floods in case of heavy volume of rainfall. However, generally it is a low risk. Levels around the site would need to be determined to ascertain levels of potential flood risk to the buildings.

Construction Disturbance

Careful consideration is given to neighbouring properties during construction and measures taken to reduce disruption and disturbance, given the proximity to residents.

Landscape

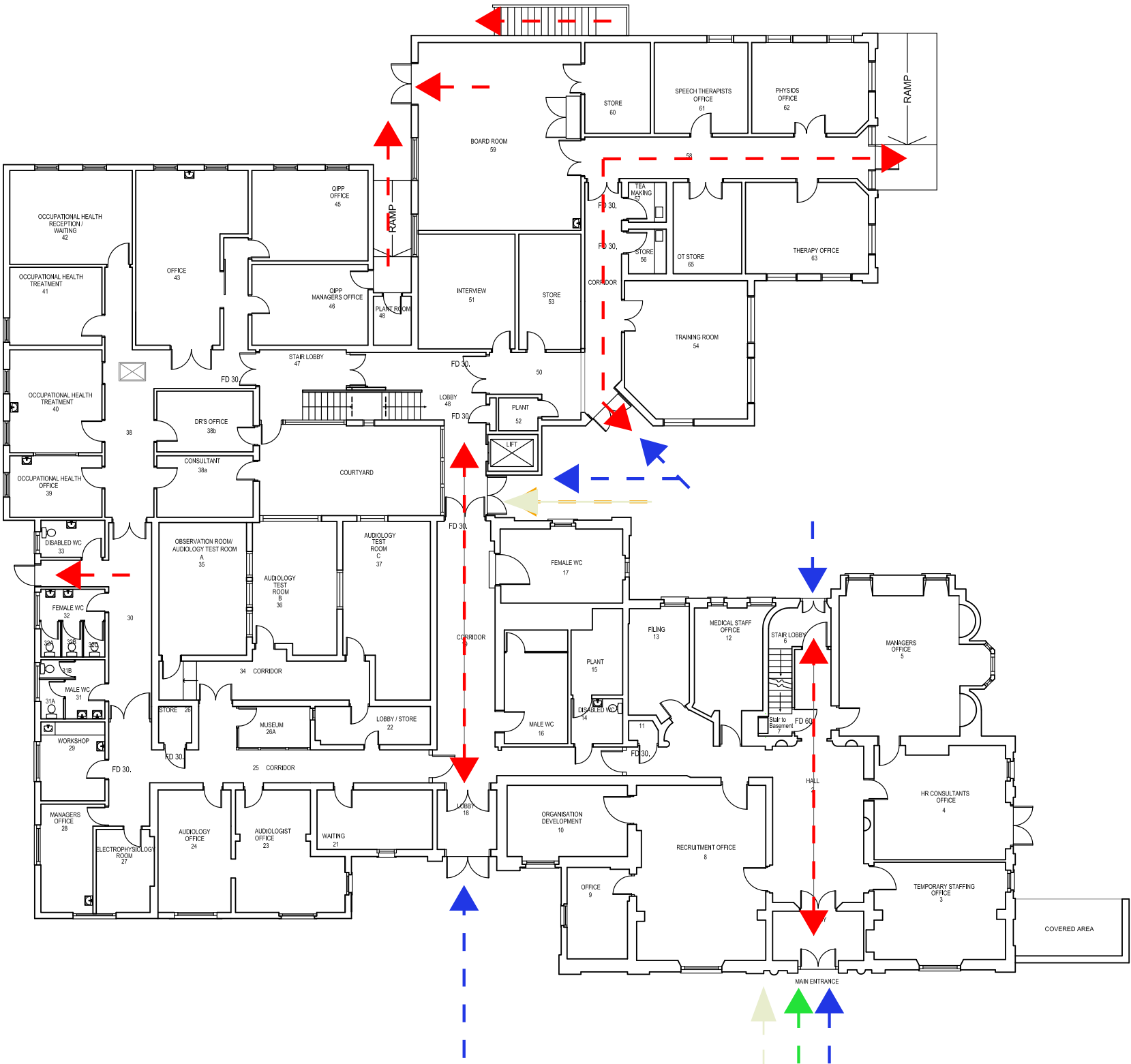
The mature tree roots affect the existing structure; the majority of these trees are listed; therefore, it is a concern and a constraint to the building's construction and life span.

The Current Landscape proposal consists of repaving the existing pathways between the Furze and the Existing Emergency center for bed movement. New permeable paving is introduced within the existing landscape for Bin movement, and new greenery is introduced to replace the damaged plants.

Bats

The building has been surveyed for bats and will be monitored for any such activity that will need to be addressed before construction works commence.

2.3 Existing Circulation & Access



Existing Access

The original building was designed as a home and not for the current purpose. However, The Furze is easily accessible from all points of the site. There are fire door restrictions on each corridor, sectioning the buildings into departments.

Space standards are good, and corridors are generally 1m wide. Existing door widths are 1m with one lift located in the centre of the building between existing and the new connections. The existing lift does not comply with current standards as per The Approved Building Regulations (Part M) and Health Building Notes.

Disabled Access

The design must support dignified and easy access to and within historic buildings for disabled people. Suitable disabled access, which does not compromise a building's special interest, can normally be achieved if treated as part of an integrated review of access requirements for all users. Two points of disabled access are noted on the drawing.

Internal Access

The internal access through The Furze is via corridors separated by fire doors and partitions. The main access to the building welcomes you into a small hall used as a waiting room, leading to a single corridor leading to the examination rooms and offices. The main stairs in the hall seem to be part of the original fabric, leading only to the first floor offices. The second floor of the building is only accessed via the stairs to the south.

Vertical Circulation & Stair Cores

The existing building has one internal staircase. The newer extension includes one main stair core and 1no. lift. The design team has investigated options to comply with the approved document M. All works will have to be reviewed and agreed upon with the Conservation Officer.

LEGEND

- Disabled Access point
- Emergency Egress
- Patient Access
- Staff Access

5m

2.4 Existing Site Photographs



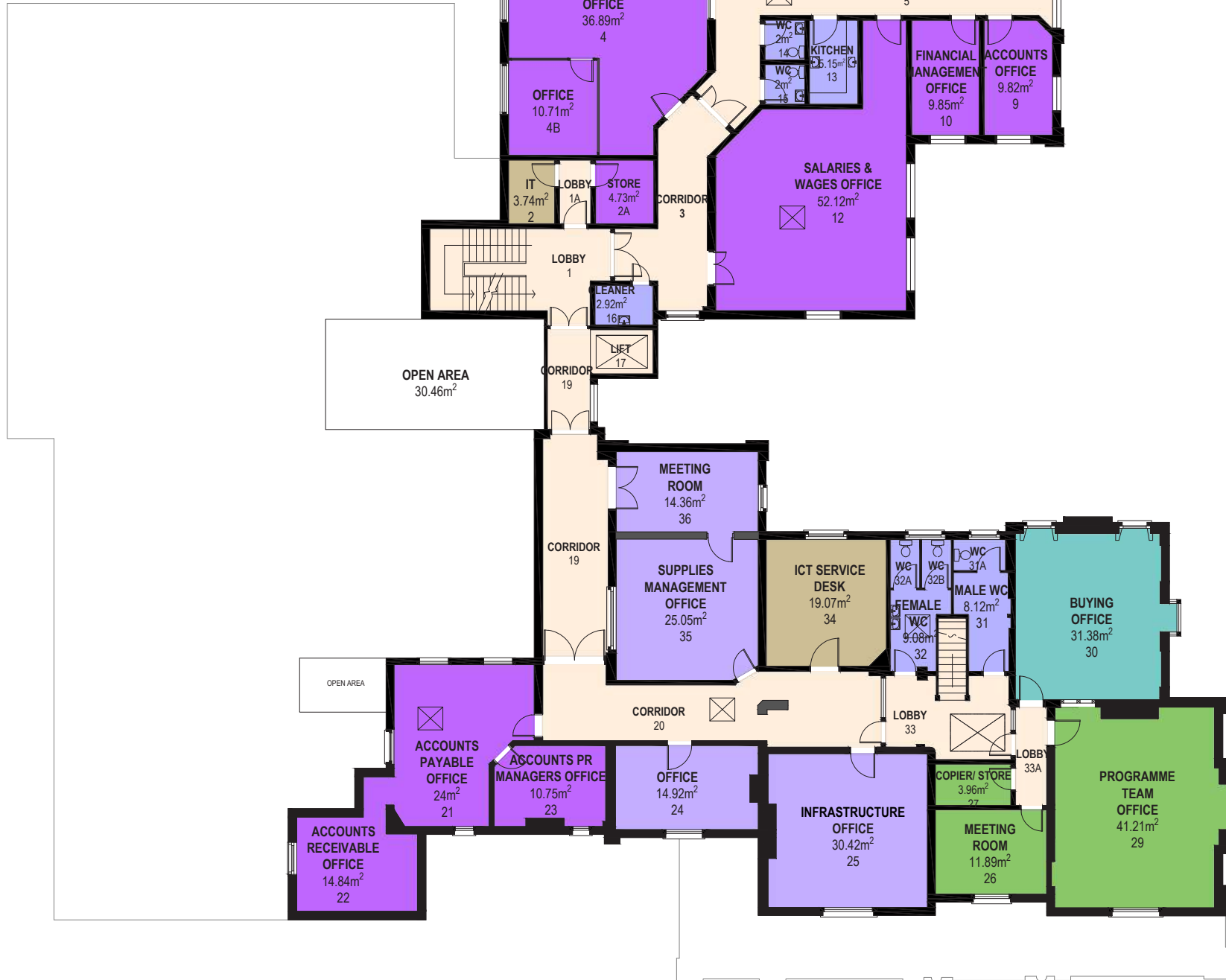
2.4 Existing Site Photographs



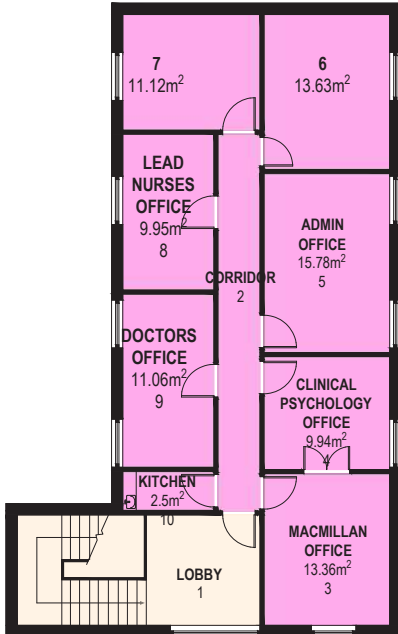
2.5 Existing Floor Plan



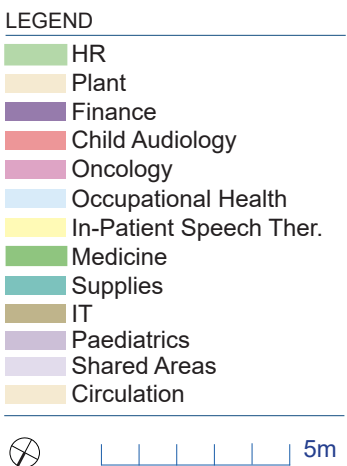
2.5 Existing Floor Plan



FIRST FLOOR



SECOND FLOOR



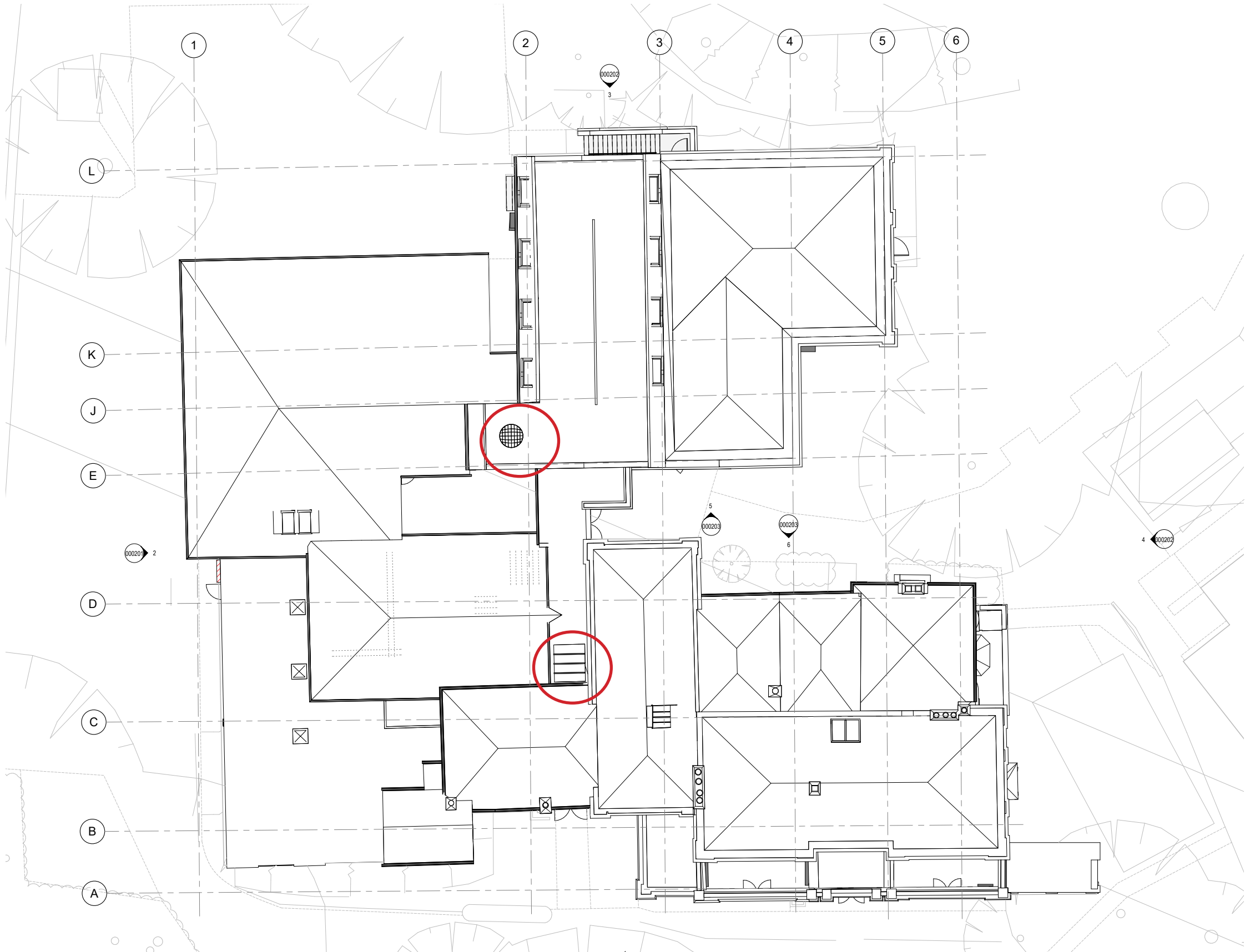
2.5 Existing Roof Plans

Location Roof Works

The roof of the Furze has not been maintained for years; lack of maintenance caused blockage of the gutters, missing lead, broken tiles ..etc, the project team has been requested to retain the existing roof and repair where needed.

A roof survey conducted via a drone has identified issues with the roof. Missing lead flashing and tiles are currently causing leaks and damp problems within the building, as determined through visual inspection and the condition survey. The team has identified various issues with the roof and recommends extensive remedial works. Therefore, a damp survey was undertaken by the specialists at 'Heritage House' to understand the extent of the damage, and they have suggested a repair method. Since many of the walls have been painted with modern paint, we need to replace the paint with lime wash, clay, and breathable paint to allow the building to breathe properly. However, a further internal roof survey is required to determine the extent of the necessary works, as we need to understand the source of the problem in order to eliminate it.

Furthermore, the roof light to the rear extension on the second floor & first floor (highlighted in red) are damaged and covered to minimize rainwater leaks. Therefore, it has been recommended to Remove the redundant damaged roof light and close up the opening. Reinststate the area to match the rest of the roof.



2.6 Existing Elevation



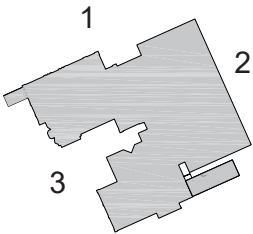
Elevation 01



Elevation 02



Elevation 03



2.6 Existing Elevation



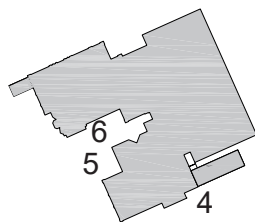
Elevation 04



Elevation 05



Elevation 06



2.7 Existing Schedule of Accommodation

Building Name The Furze -Existing layout
Hospital The Hillingdon Hospital
Client Hillingdon Hospitals NHS Foundation Trust
Total NIA (m²) 1,787.60

Building Department Name	Ground Floor Area (m²)	First Floor Area (m²)	Second Floor Area (m²)	Total
The Furze - HR	380.8	0	0	380.80
The Furze -Finance	19.5	238.3	0	257.80
The Furze - Plant	14.6	0	0	14.60
The Furze - Child Audiology	208.3	0	0	208.30
The Furze -Oncology	22	5	99.3	126.30
The Furze - Occupational Health	62.9	6	0	68.90
The Furze -In-Patient Speech Therapy	72.3	7	0	79.30
The Furze - Paediatrics	0	39.3	0	39.30
The Furze - Medicine	0	61.6	0	61.60
The Furze - IT	0	25.9	0	25.90
The Furze - Supplies	0	33.5	0	33.50
The Furze - Communal Spaces	65.8	36.2	0	102.00
The Furze - Circulation	252.6	127.9	8.8	389.30

Total Room NIA (m²)		1,296.30
Comms NIA (m²)		491.30
Total NIA (m²)		1,787.60

2.8 Planning Policy, Framework Regulations and Design Considerations

Planning Constraints

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

Listed Buildings of Grade II
Environment Agency Flood Medium Risk Zone
Building Structures and Works Exceeding 90 Meters
Planning Application:

The only new external addition to The Furze is the external A/C unit located to the rear of the building. Furthermore, following the proposal of adding new fixed partitions to the interior rooms within the extension, we must obtain listed building consent before commencing any work.

Planning policy and guidance encourage the continued use of the building as a 'hospital,' as stated in the Conservation Area design guidelines. The Trust must ensure the proposal accommodates departments in a modern facility with rooms large enough to deliver services, appropriate finishes, and MEP services to meet design guidelines and recently updated building regulations.

Building Regulations And Fire

The latest building regulations set out requirements with which individual aspects of building design and construction must comply in the interests of:

- The health and safety of building users;
- Energy conservation; and
- Access to and use of buildings.

General Building Regulations.

The design team has worked closely with Stroma building control, who has reviewed the drawings and recommended that all new proposals are to meet the latest building regulations guidelines, including circulation and space requirements, access and sanitary provisions. Furthermore, due to the listed building constraint, many of the approved documents are not complied with as it falls under listed building protection.

Asbestos

A full review asbestos has been carried out throughout the building and must be removed prior to any work commencing on site.

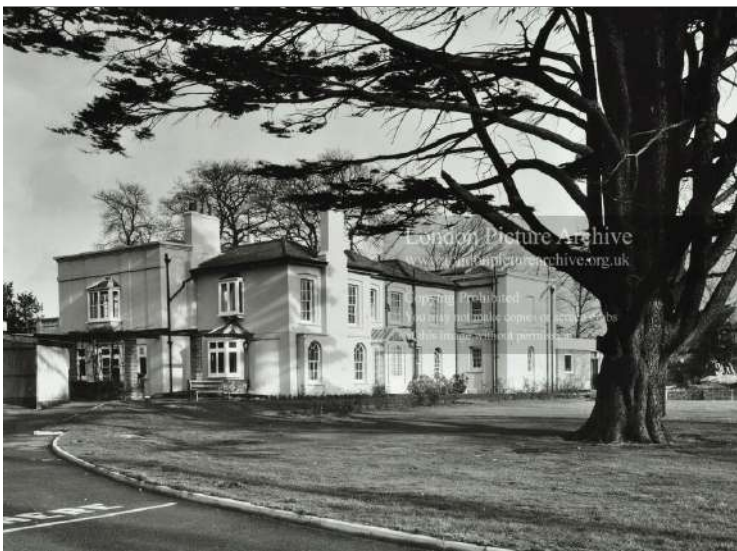
BREEAM:

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. However, due to the nature of the building, there might be few constraints to work on achieving a very good BREEAM mark.

The design team is currently working closely with the client and the BREEAM Assessor to ensure we achieve the high important categories of the BREEAM 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.

2.9 Historic Fabric & Later Date Extensions



Heritage And Conservation Area Character and Appearance

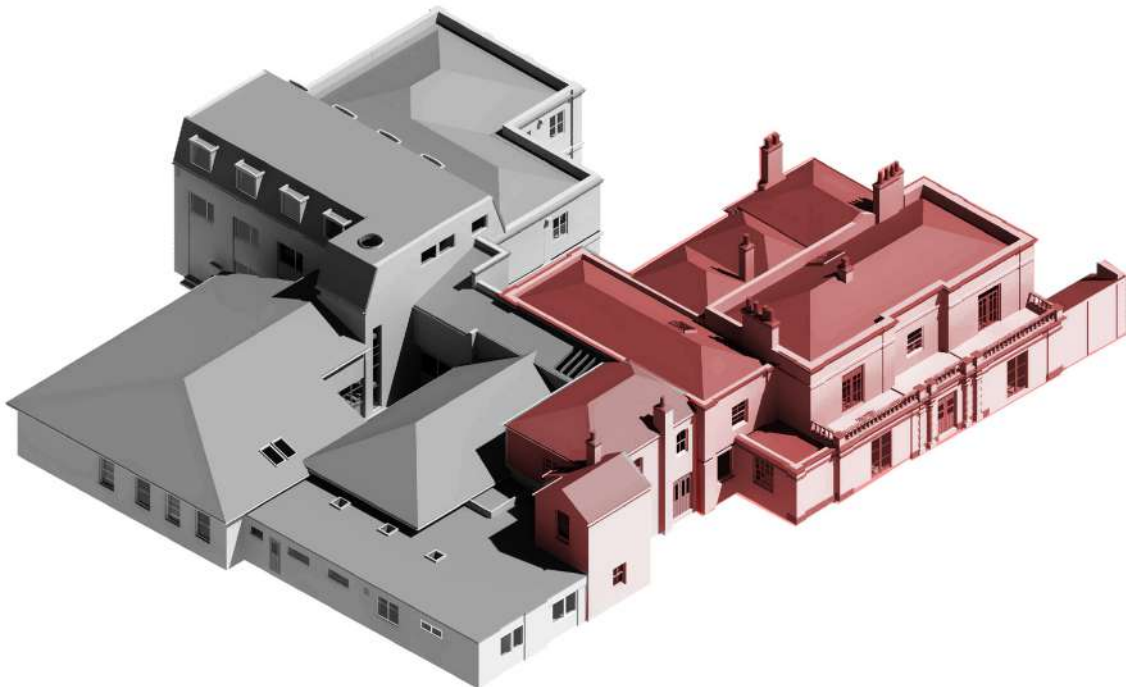
The Furze is not located within a conservation area. It is important to note that the original features of The Furze are to be retained, with details to be renovated and made to match the existing ones. The proposal is enclosed within secure boundary walls to the east, which should minimize any changes in the surrounding areas.

The primary focus will be on repairing and restoring the external historic character and, if feasible, removing later additions that detract from the historical character. However, due to program and cost risks, there are no proposed alterations to the external fabric.

Historic England provides the following factual details:

The Furze, Nurses Home in the Grounds of Hillingdon Hospital, falls under Grade II listing, first listed on 06.09.1974.

Savills Planning is providing support and advice for all planning requirements and heritage considerations.

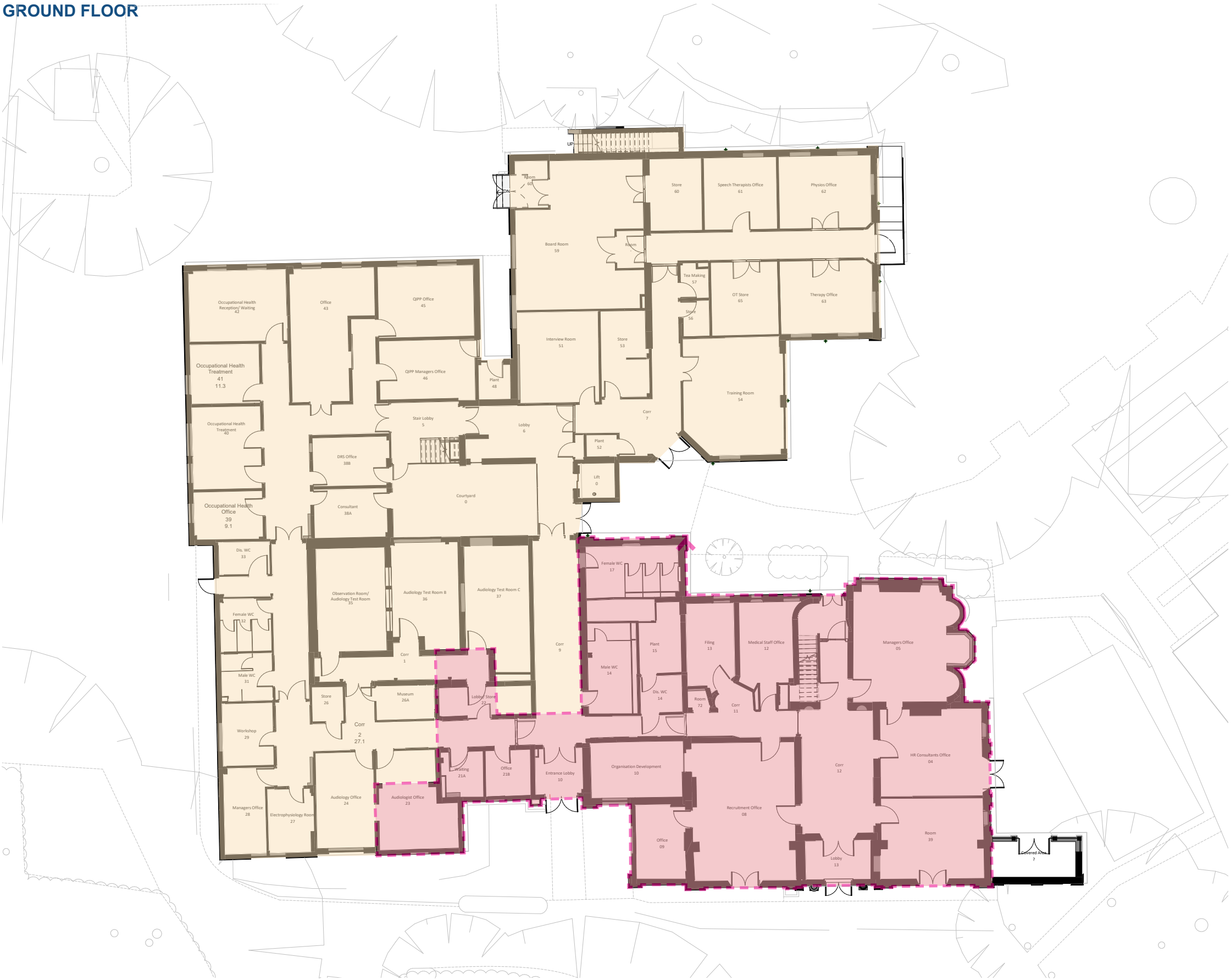


2.10 Historic Fabric & Later Date Extensions

Illustrating the extent of the original Georgian building from the early 19th Century, which is highly protected and for which only minimal alterations would be acceptable, such as repair, making good, and replacing like for like. (All original internal partitions are to be retained.)

Illustrating the extent of later extensions, ranging from the Victorian era to the 1990s, the Trust's Heritage consultant is of the opinion that alterations and removal of internal partitions would not be contentious in historic building terms. Furthermore, any alterations to the external fabric should be acceptable if they result in an improvement.

GROUND FLOOR



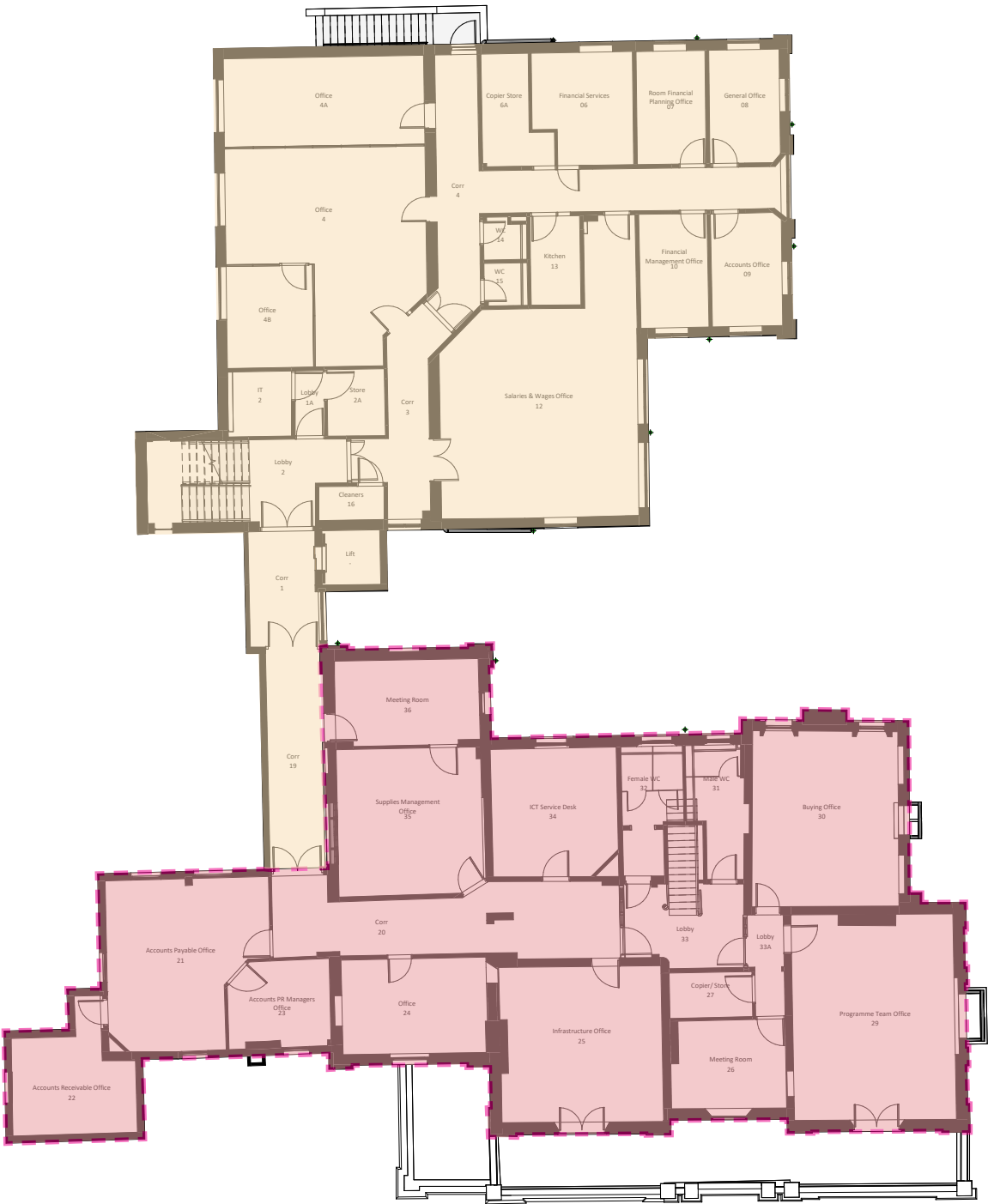
LEGEND

- Extensions dating from the mid-20th century onwards
- Extent of historic building fabric dating from the early-19th century onwards

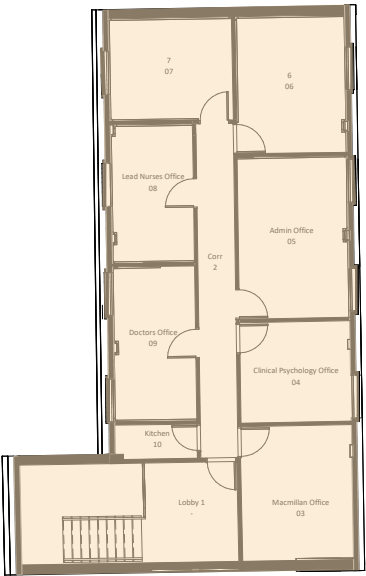
5m

2.10 Historic Fabric & Later Date Extensions

FIRST FLOOR



SECOND FLOOR



LEGEND

- Extensions dating from the mid-20th century onwards
- Extent of historic building fabric dating from the early-19th century onwards

5m

2.11 Listed Landscape - Protected Trees, Topographical Plan

Protected Trees


Law protects certain trees within the UK through Tree Preservation Orders (TPOs) and planning conditions within the planning system; therefore, any changes and alteration to the locations of the existing listed trees will require planning permission first.

The current proposal is to retain all the trees, as no extension to the building is proposed; therefore, the roots of the existing trees do not cause any issues.

Tree Constraints Report by Landmark trees states the need to retain the Category A and B trees. Most Category C trees are in fair condition and are fairly protected but could be removed and relocated if necessary. The arbor culturalist’s recommendation is to retain the trees where possible.

The key relates to the categories shown on the tree survey plan.

NOTE:
This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.
Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.
Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).



Landmark Trees
Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU
Tel: 0207 851 4544 Mobile: 07812 989928
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: Hillingdon Hospital, The furze Building	1:200@ A0
Drawing Title: Arboricultural Impacts Assessment	March 2021

Key:

- Category A
- Category B
- Category C
- Category U

- High Quality
- Moderate Quality
- Low Quality
- Trees Unsuitable for Retention

- Category
- Root Protection Area

- Crown Spread
- Tree Number
- Species
- Category
- Tree Position Approximate (not shown on original survey)
- Tree Felled To Facilitate Development

3.0 Design Evolution

3.1 Design Concept

Proposed Design

The current proposal for the Furze is as following:
Refurbishing the existing building, ensuring its complaint with HBN and infection control to suit the clinical use.

The building will occupy four departments
Audiology
Haematology
Education and Training
Clinical Admin offices

Each of these departments is isolated from the other with its designated entrance for security reasons and patient well being.

External Proposal:

External doors are generally in poor conditions; the front entrance door appears to be a modern hardwood replacement. However, other entrance doors are original with a single glazed vision panel; therefore, the original doors are to be retained and repaired with only minor replacement as stated in the condition survey, replacement will only taken place to damaged door beyond repair following the local Authority of Hillingdon approval.

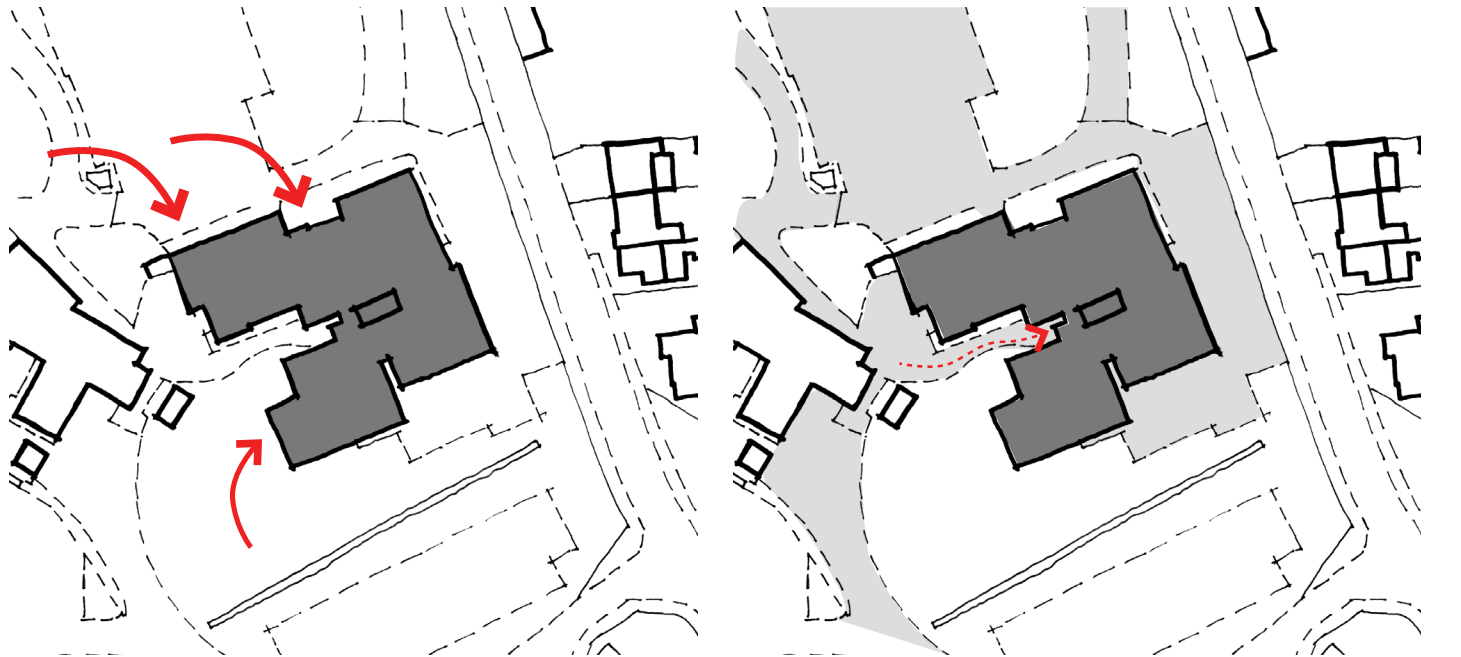
Windows to the original building are single sliding/casement windows. However, the extension windows are mostly single glazed, double glazed and modern UPVC; therefore, its been proposed to retain and repair the damaged and broken single glazed windows, and only replace the windows that are beyond repiar following the specialist condition survey recommendation with new timber windows as per the granted apporval of condition 4 ((Parts a, b, c, d & e) details 4058/APP/2023/2795 .

Additional secondary glazing is to be added internally to meet acoustic rating, following an agreement with local Authority of Hillingdon.

The roof of the Furze has not to be maintained for a long time. Therefore an extensive repair might be needed; new tiles/ flashing/ gutters to replace damaged, broken and

missing elements.

All damaged gutters are to be replaced like for like; additional RWP is required for roof drainage.



Option 1 Main Entrances - For Adult Audiology and the Clinical Admin and Haematology

Access - Staff access/ Education Centre

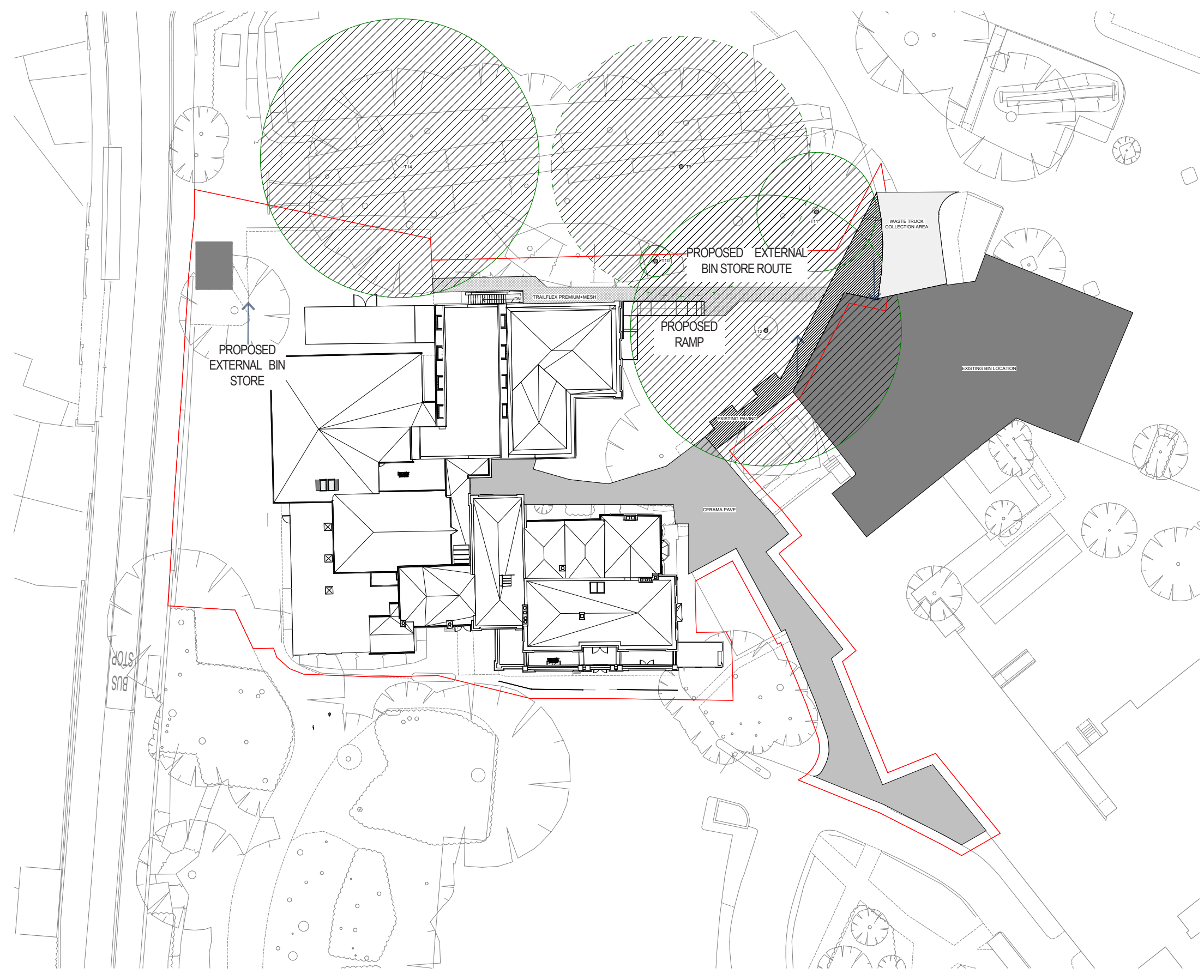


Context - Proximity to Hospital and transport links (buses, primary routes etc)

Green Space



3.2 Proposed Route from Haemotology and the Hospital



Design Consideration

The design team is currently investigating the patient route linked between the Haemotology (The Furze) and the emergency department (Main Hospital) as indicated on the plan.

Throughout careful consideration, the only feasible route is through the maternity building, which provides less external exposure and step-free access. However, there are few constraints we must consider:

- The pavement of the route: Currently, this route is not suitable for patient bed. new pavement has been proposed to suit the client requirements.
- External lighting.
- Removal of existing road Bollards.



3.3 Proposal - Ground Floor

Proposed Design:

Proposed areas NIA (includes shared, comm and internal plant spaces):

Audiology:	191 m2
Clinical Admin:	931 m2
Education & Training:	227 m2
Haematology:	279 m2

Room adjacency and areas are based on existing provisions and SoA.

Education centre sit on Ground Floor.

Haema tology on Ground Floor and a new A/C unit will be covered by timber screen to suit the surrounding areas.

Adult Audiology on Ground Floor.

The layout is based on retaining as many existing room layouts.

Flexible use of spaces to facilitate virtual consultation, office spaces have been based on the agile working policy of 50%.

The Design Team advises that The Furze's interior features (main stair and hallway) be retained- following review by Planning and Heritage Consultant.

Existing entrance routes have been retained.

LEGEND

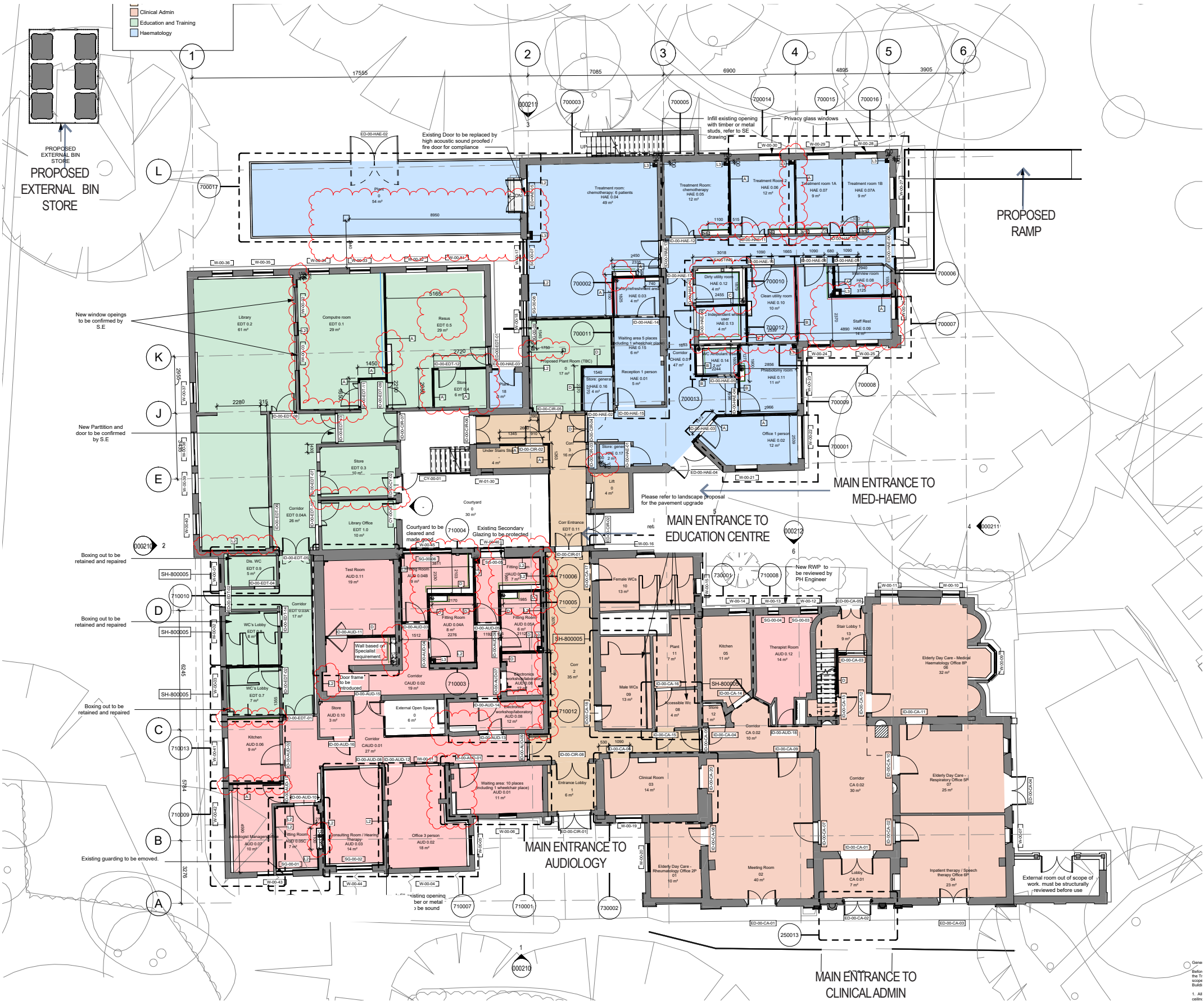
Audiology

Clinical Aman

Education & Training

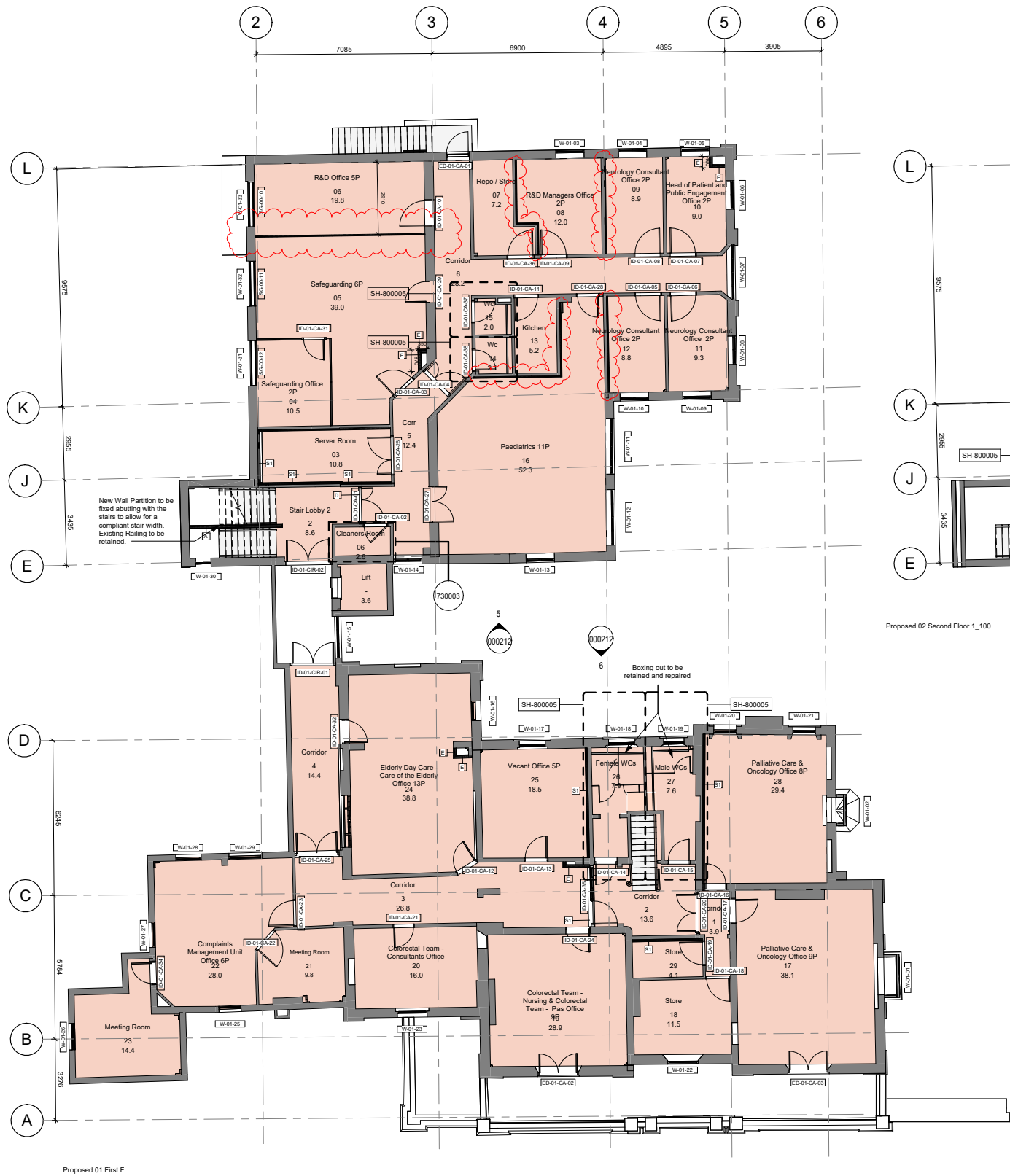
Haematology

5m

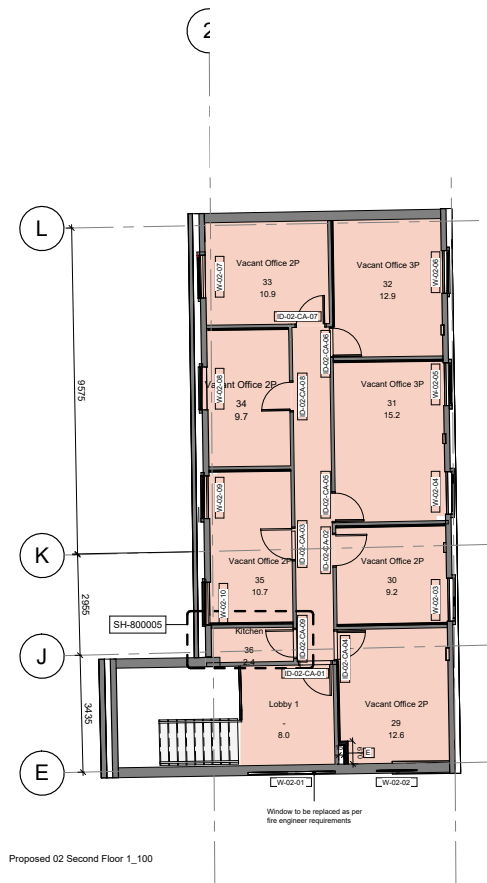


3.3 Proposal - First and Second Floor

FIRST FLOOR



SECOND FLOOR



Proposed Design:

The first-floor has been assigned to the clinical admin. Therefore, only office spaces will accomdate this space. the layout has been retained with minimum demoliton work of one partition to allow for larger spaces and replacement / reapipe of few damaged doors/ floor and ceilings following water damage internally. All replacements will be set like for like.

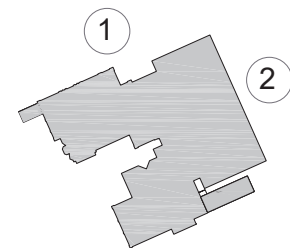
LEGEND

Clinical Admin

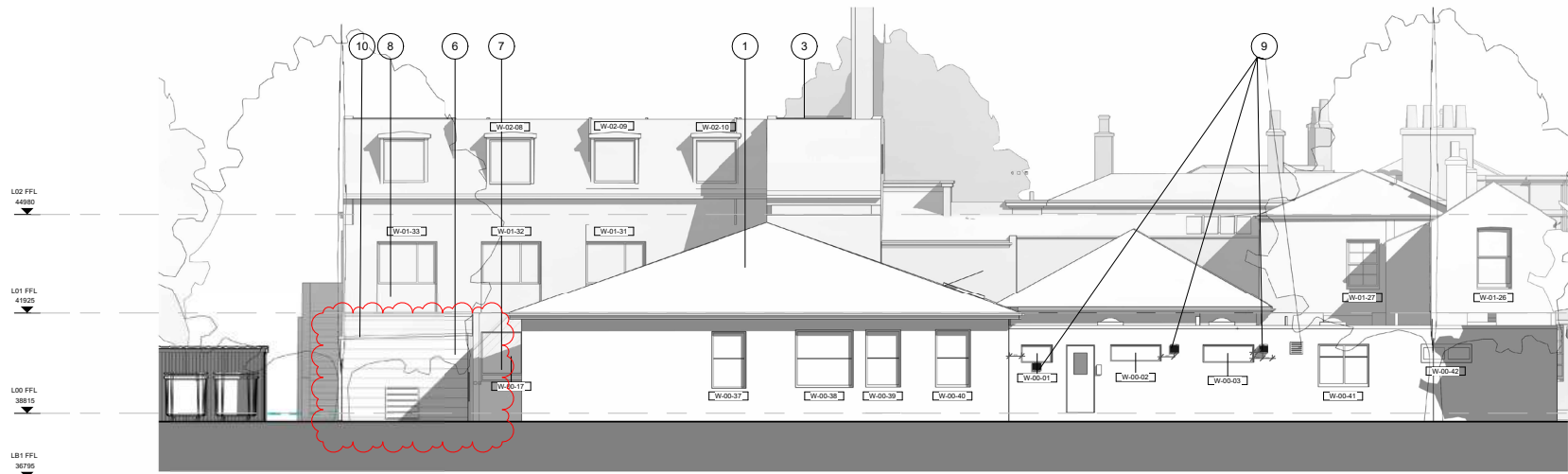
5m

3.4 Proposed Elevation

- 1. Existing roof is to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters. (refer to drawing THHFP1-LDW-Z-RF-DR-A-000123)
- 2. The chimney brick to be repointed to match existing and all flashing to be made good.
- 3. Remove the redundant damaged roof light and close up the opening. Reinstate the area to match the rest of the roof.
- 4. All existing guttering to be made good and replaced like for like where needed.
- 5. Re-Render in a hot lime render (NOT NHL3.5 or 2) areas that are to be rendered in the lime render are the old parts of the building (Solid wall construction) Other areas which are the later additions, with modern construction can be rendered in standard sand and cement. Hollis - draft schedule of condition 14 August 2023 120937-100/met/cbK
- 6. New treated timber fence enclosure to A/C Plant to be positioned in front of existing facade (Refer to drawing THHFP1-LDW-ZZ-00-DR-A-700017).
- 7. Existing windows & doors to be repaired or replaced like for like where needed.
- 8. Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good. New rendered rainscreen panel non-combustible cladding system to be installed in lieu of the removed timber.
- 9. New Grille to be installed following MEP Design Change in existing vents and replacement of locations according to MEP design based on usage of building. (refer to THHFP1-LDW-ZZ-ZZ-DR-A-210005).
- 10. Roof covering to be added to the plant area for compliance with HTM 03-01 document, (When refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within a plantroom to prevent unauthorised access.) (refer to THHFP1-LDW-ZZ-00-DR-A-700017).
- 11. Railing to match adjacent yellow railing with a larger opening at the entrance

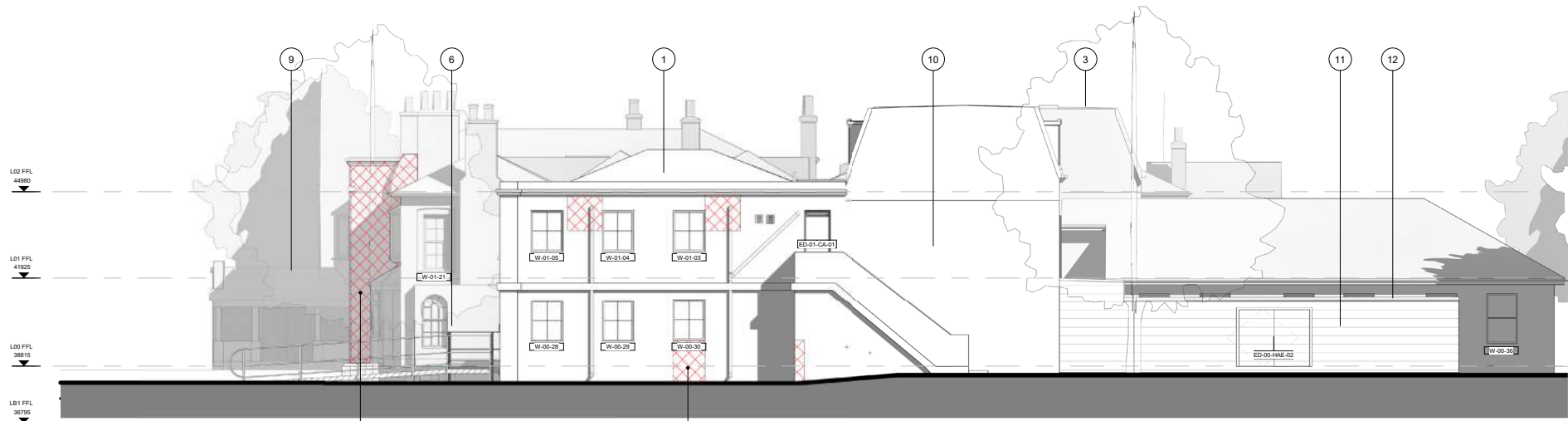


Elevation 01



Elevation 02

3.4 Proposed Elevation

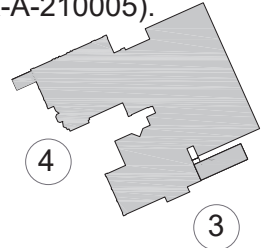


Elevation 03



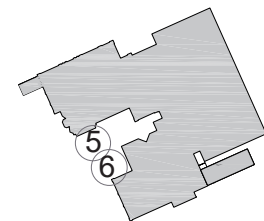
Elevation 04

- Existing roof is to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters. (refer to drawing THHFP1-LDW-Z-RF-DR-A-000123)
- The chimney brick to be repointed to match existing and all flashing to be made good
- Remove the redundant damaged roof light and close up the opening. Reinststate the area to match the rest of the roof.
- All existing guttering to be made good and replaced like for like where needed.
- New paint finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish. (Extent of the work to be agreed with local authority following further assessment and secured by planning condition) Paint to better match the existing limewash paintwork.
- New ramp to be installed for compliance with Building Regulation
- Existing windows & doors to be repaired or replaced like for like where needed.
- Existing decaying timber spandrel panels to be carefully removed to allow fire stopping to be made good. New rendered rainscreen panel non-combustible cladding system to be installed in lieu of the removed timber.
- Following clients confirmation - Shed space to be retained and not repaired. Architect recomendation for the shead to remain closed and not used.
- Re-Render in a hot lime render (NOT NHL3.5 or 2) areas that are to be rendered in the lime render are the old parts of the building (Solid wall construction) Other areas which are the later additions, with modern construction can be rendered in standard sand and cement. Hollis - draft schedule of condition 14 August 2023 120937-100/met/cbK
- New treated timber fence enclosure to A/C Plant to be positioned in front of existing facade (Refer to drawing THHFP1-LDW-ZZ-00-DR-A-700017).
- Roof covering to be added to the plant area for compliance with HTM 03-01 document, (When refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within a plantroom to prevent unauthorised access.) (refer to THHFP1-LDW-ZZ-00-DR-A-700017).
- New Grille to be installed following MEP Design Change in existing vents and replacement of locations according to MEP design based on usage of building. (refer to THHFP1-LDW-ZZ-ZZ-DR-A-210005).



3.4 Proposed Elevation

- 1. Existing roof is to be retained and refurbished or replaced like for like where repair is not possible, including flashing and gutters. (refer to drawing THHFP1-LDW-Z-RF-DR-A-000123)
- 2. Remove the redundant damaged roof light and close up the opening. Reinstall the area to match the rest of the roof.
- 3. All existing guttering to be made good and replaced like for like.
- 4. New paint finish to replace existing decaying painted brick walls painted to match colour of Georgian stucco finish. (Extent of the work to be agreed with local authority following further assessment and secured by planning condition)
Paint to better match the existing limewash paintwork.
- 5.Existing windows & doors to be repaired or replaced like for like where needed.
- 6. Missing RWP to be replaced by a new RWP.
- 7. Re-Render in a hot lime render (NOT NHL3.5 or 2) areas that are to be rendered in the lime render are the old parts of the building (Solid wall construction) Other areas which are the later additions, with modern construction can be rendered in standard sand and cement. Hollis - draft schedule of condition 14 August 2023 120937-100/met/cbK
- 8. New Grille to be installed following MEP Design. Change in existing vents and replacement of locations according to MEP design based on usage of building. (refer to THHFP1-LDW-ZZ-ZZ-DR-A-210005).



Elevation 06



Elevation 05

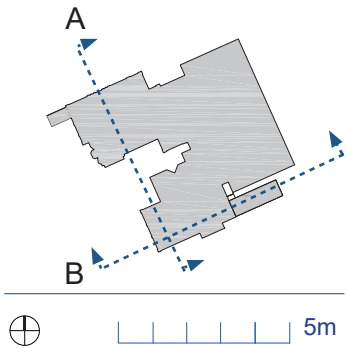
3.5 Proposed Sections



Section AA



Section BB



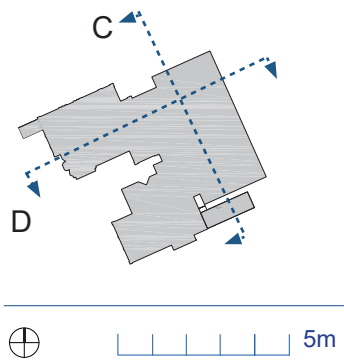
3.5 Proposed Sections



Section CC



Section DD



3.6 Internal Repair



Internal proposed repair

The Furze building is in poor condition. Therefore, it required repair overall, but due to budget constraints, the team have identified the following items that must be addressed within the project for the building to be operational, safe and compliant. The project team recommends an extensive refurbishment programme to be carried out as soon as it is practicable.

- Internal walls and partitions, most of the original internal walls are solid brickwork, timber-framed construction clad with plaster, and recent additional partitions of plasterboard; the internal walls are generally fair condition, there is some visible cracking at the head of the walls.
- The first and the second-floor levels have active damp penetration caused by faulty rainwater drainage and defective blocked gutters.
- Damage to internal fabric is to be made good or replaced and faulty drainage and roof fabric rectified.
- Flooring: the floors internally are generally in a fair condition, worn out from consistent use; repairs are to include: maintaining floorboards, adding damp-proof membranes, and replacing the finishes with better quality (carpet/vinyl) tiles where needed. (Further, inspection will be required to ensure the floorboards and joists are fit for purpose and have not been affected by any infestation or decay).
- Ceiling: Most of the Ceiling in the building is modern plasterboard, and original lath and plaster remain in some sections of the original Georgian building, mostly in fair condition. However, replacement of the ceiling boards is required.
- WC: as seen in the images, a few of the WC facilities within the Furze require repair or upgrading.

Breathable paint introduced to replace the modern paint in order to reduce dampness by bringing the natural ventilation to the fabric. They limewash also has no VOC content.

3.6 Proposal - External doors and windows to be replaced



ED-00-CA-02



ED-00-CIR-01



ED-00-CIR-02



ED-00-EDT-02



ED-00-HAE-05



W-00-01



W-00-02



W-00-03



W-00-07



W-00-08



W-00-13



W-00-17



W-00-18



W-01-18



W-01-25



W-01-30



W-01-31



W-01-32



W-01-33



W-02-01



W-02-02



W-02-07



W-02-08



W-02-09



W-02-10

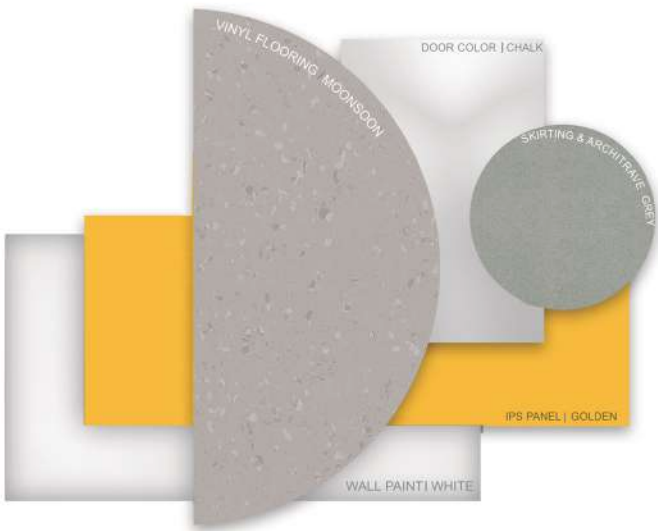
4.0 Proposal - Adult Audiology

Proposed Design:

Proposed areas NIA (includes shared, comm and internal plant spaces):

Audiology: 191m2

- Room adjacency and areas are based on existing provisions and SoA.
- The Audiology department will be located on the ground floor of the extension in the Furze, replacing the current location of pediatric Audiology.
- The layout is designed to retain as many existing rooms as possible. Based on the advised schedule of areas, key stakeholders have discussed and approved all the arrangements.
- All existing walls are to be retained, with minor additional partition walls in the fitting rooms.
- One of the existing test rooms is to be replaced with upgraded to comply with the current regulations/ acosutic requirments.
- All fitting rooms and hearing therapy rooms need to be acoustically viable for the work; therefore, acoustic lining has been added to the rooms.
- All skirting within the clinical spaces will be removed, and new coping skirting will be introduced to comply with infection control.
- A new suspended ceiling will be introduced to reduce noise and vibration from the floor above and within the room. (Please refer to drawing series 42000 for the type of ceiling introduced.)
- Open space within the Department is being reinstated to allow for better natural ventilation within the space.



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	GOLDEN	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING		WHITE	94.5

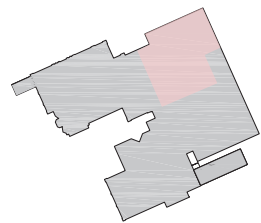
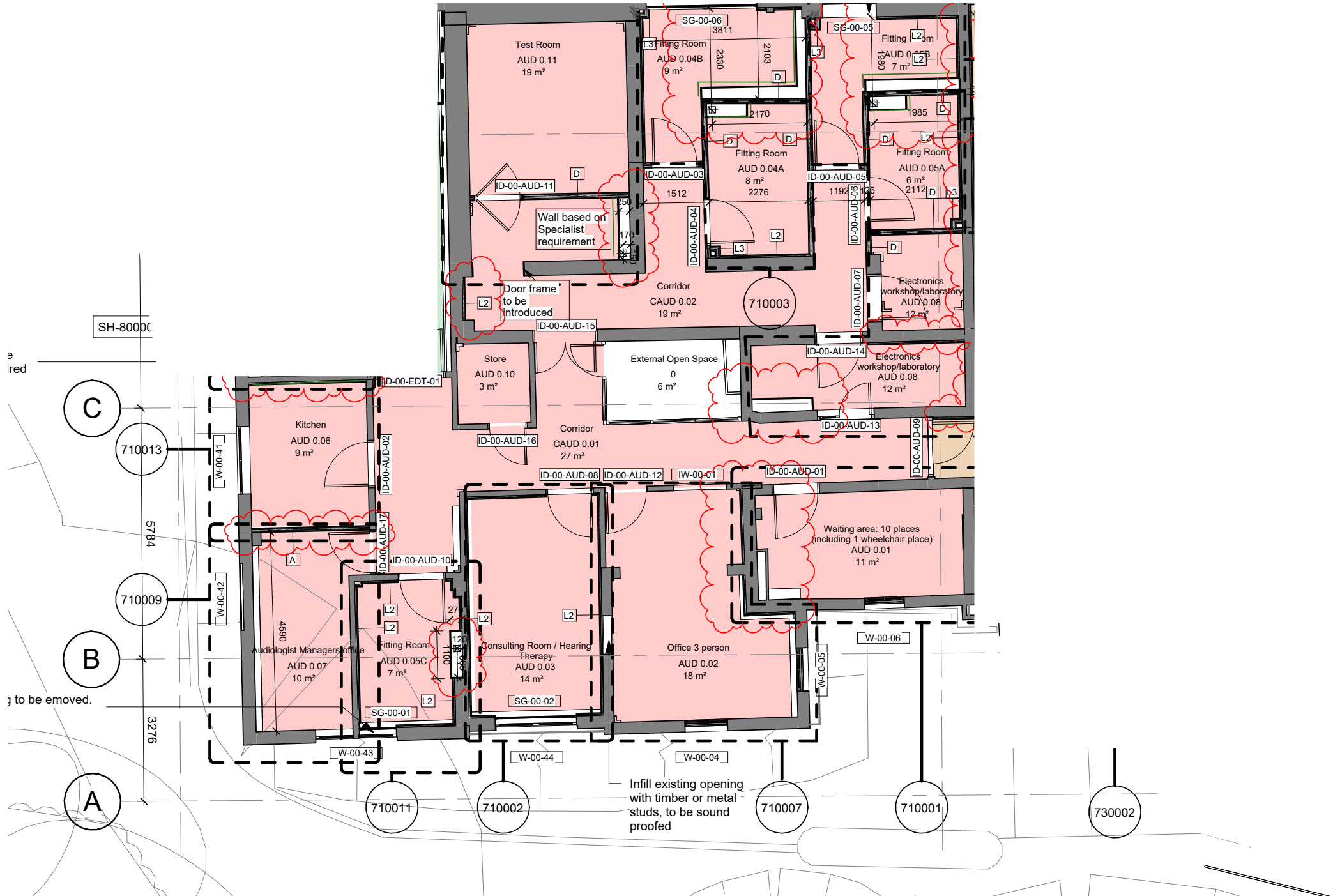


DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
AUDIOLOGY AND CLINICAL ADMIN	ALL ROOMS NOT MENTIONED ABOVE	FLOOR FINISH	F2/F3	HONEY BEIGE	29
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	DUCK EGG	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING	N/A	WHITE	94.5

INTERNAL DESIGN STRATAGEY

4.1 Proposal - Adult Audiology Plan

GROUND FLOOR



2.5m

4.2 Proposal - Adult Audiology SoA

Department	Level	Room Number	Room Name	Room Areas (m²)
Audiology	L00 FFL	AUD 0.01	Waiting area: 10 places (including 1 wheelchair place)	11 m²
Audiology	L00 FFL	AUD 0.02	Office 3 person	18 m²
Audiology	L00 FFL	AUD 0.03	Consulting Room / Hearing Therapy	14 m²
Audiology	L00 FFL	AUD 0.04A	Fitting Room	8 m²
Audiology	L00 FFL	AUD 0.04B	Fitting Room	9 m²
Audiology	L00 FFL	AUD 0.05A	Fitting Room	6 m²
Audiology	L00 FFL	AUD 0.05B	Fitting Room	7 m²
Audiology	L00 FFL	AUD 0.05C	Fitting Room	7 m²
Audiology	L00 FFL	AUD 0.06	Kitchen	9 m²
Audiology	L00 FFL	AUD 0.07	Audiologist Managers office	10 m²
Audiology	L00 FFL	AUD 0.08	Electronics workshop/laboratory	12 m²
Audiology	L00 FFL	AUD 0.10	Store	3 m²
Audiology	L00 FFL	AUD 0.11	Test Room	17 m²
Audiology	L00 FFL	AUD 0.12	Therapist Room	14 m²
Audiology	L00 FFL	CAUD 0.01	Corridor	27 m²
Audiology	L00 FFL	CAUD 0.02	Corridor	19 m²
Total Rooms				16
Total NIA (m²)				191 m²

5.0 Proposal - Haematology

Proposed Design:

Proposed areas NIA (includes shared, comm and internal plant spaces):

Haematology: 279 m2

The Med-Haematology department is situated in the rear extension of the Furze building. This location was chosen by the users due to its proximity to the main hospital.

The existing entrances are intended to be retained. Two access points have been identified, with one designated as the primary emergency route connected to the A&E department.

The department's layout comprises ten chemotherapy treatment spaces: six patient chairs and four chemotherapy treatment rooms, in addition to a staff area, clean and dirty utilities, among other facilities.

All medical equipment remains mobile and movable, eliminating the need for listed building consent, as no fixed equipment will impact the existing walls.

Furthermore, the planned Air Handling unit for connection to the Med-Haematology unit will require a planning application to assess its structural and aesthetic implications.



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
HAEMATOLOGY	TREATMENT ROOM OFFICE RECEPTION WAITING ROOM PHLEBOTOMY ROOM	FLOOR FINISH	F5 F3	BLOSSOM AIR HONEY BEIGE	67 29
		WALL FINISH	W4	WHITE	TBC
		IPS FINISH	N/A	MERLOT	8
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	Flint/ GREY	21
		CEILING		WHITE	94.5

DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25
		WALL FINISH	W2	WHITE	TBC
		IPS FINISH	N/A	GOLDEN	35
		DOOR	N/A	CHALK/ WHITE	78
		FRAME/SKIRTING	N/A	FLINT/ GREY	21
		CEILING		WHITE	94.5

INTERNAL DESIGN STRATAGEY

5.1 Proposal - Haematology Plan



5.2 Proposal - Haematology SoA

Department	Level	Room Number	Room Name	Room Areas (m²)
Haematology	L00 FFL	0	Plant	54 m²
Haematology	L00 FFL	18	Plant	3 m²
Haematology	L00 FFL	CHAE 0.01	Corridor	29 m²
Haematology	L00 FFL	CHAE 0.02	Corridor	18 m²
Haematology	L00 FFL	HAE 0.01	Reception 1 person	5 m²
Haematology	L00 FFL	HAE 0.02	Office 1 person	12 m²
Haematology	L00 FFL	HAE 0.03	Pantry/refreshment area	4 m²
Haematology	L00 FFL	HAE 0.04	Treatment room: chemotherapy: 6 patients	49 m²
Haematology	L00 FFL	HAE 0.05	Treatment Room 3	13 m²
Haematology	L00 FFL	HAE 0.06	Treatment Room 2	12 m²
Haematology	L00 FFL	HAE 0.07	Treatment room 1A	9 m²
Haematology	L00 FFL	HAE 0.07A	Treatment room 1B	9 m²
Haematology	L00 FFL	HAE 0.08	Interview room	5 m²
Haematology	L00 FFL	HAE 0.09	Rest room with beverage, snack preparation bay: 5 staff	14 m²
Haematology	L00 FFL	HAE 0.10	Clean utility room	10 m²
Haematology	L00 FFL	HAE 0.11	Phlebotomy room	11 m²
Haematology	L00 FFL	HAE 0.12	Dirty utility room	4 m²
Haematology	L00 FFL	HAE 0.13	WC Independent wheelchair user	4 m²
Haematology	L00 FFL	HAE 0.14	WC ambulant user	3 m²
Haematology	L00 FFL	HAE 0.15	Waiting area 5 places (including 1 wheelchair place)	6 m²
Haematology	L00 FFL	HAE 0.16	Store: general	4 m²
Haematology	L00 FFL	HAE 0.17	Store: general	2 m²
Total Rooms				22
Total NIA (m²)				279 m²

5.3 Proposal - Haematology Plant



Proposed Design:

The Haematology centre within the Furze requires mechanical ventilation due to the capacity and the nature of use. Following careful consideration, it was agreed to locate the A/C Unit on the South East side of the building, taking the area of 2 parking spaces, allowing for fewer interventions and a clear route to the Haematology department.

The Unit will lay on large feet to minimise the structural implications and spread the weight load on the existing slab on the parking area.

The plan and the views show the extent of the screening required to hide the mechanical ducts. The external walls of the plant will be clad with 18 x 70mm cedar wood slates and coated with a weatherproof finish, as per the approved granted condition 4 (Part F) 4058/APP/2023/3621 to respond with the surrounding nature.

7no louvres with insect mesh to be installed as an inlet and outlet for the plant /equipment.

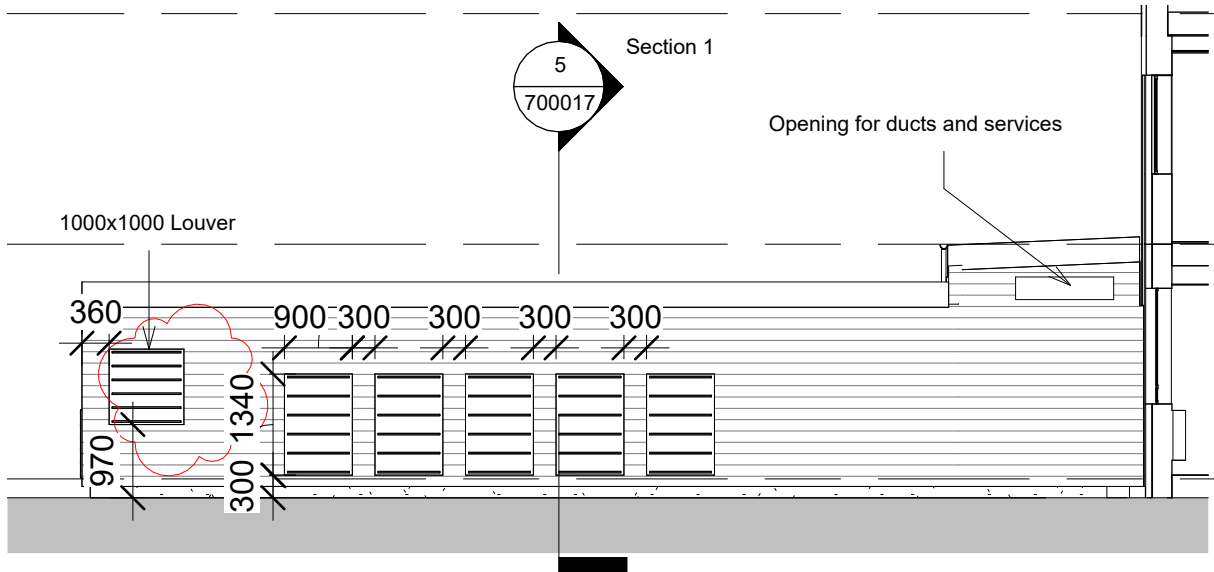
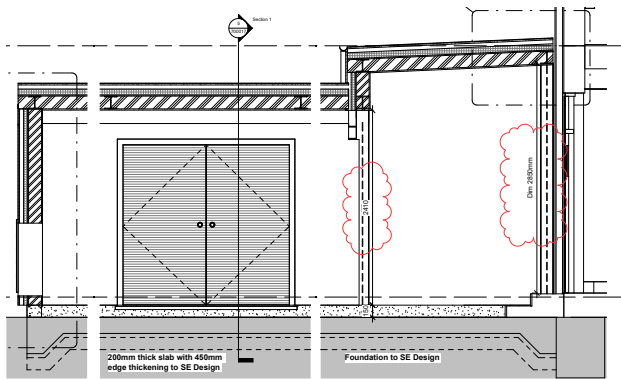
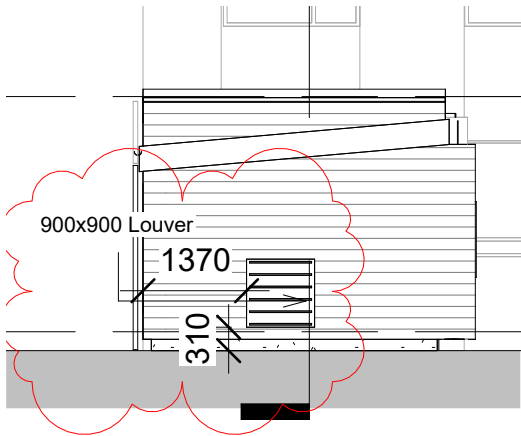
5.4 Proposal - Haemotology Plant

The Plant area roof

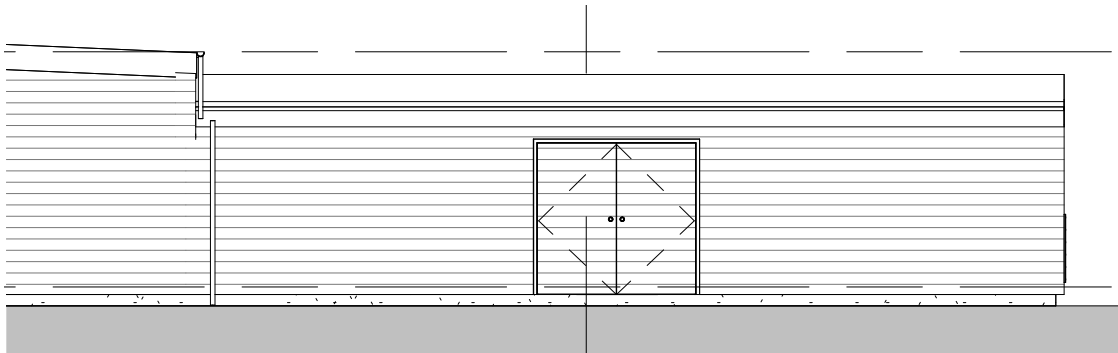
Following a recent update to the NHS Healthcare Technical Memorandum 03-01 document (HTM 03-01 Specialised ventilation for healthcare buildings), which sets out the legal requirements for ventilation and plant room requirements for healthcare buildings, an enclosed roof is now proposed for the rear plant area to comply with NHS regulations.

The HTM document states the following (when refurbishing or changing the use of an existing building, plant space should be created to house the ventilation plant and other services. If located at ground level they should be secured within an enclosed plant room to prevent unauthorised access).

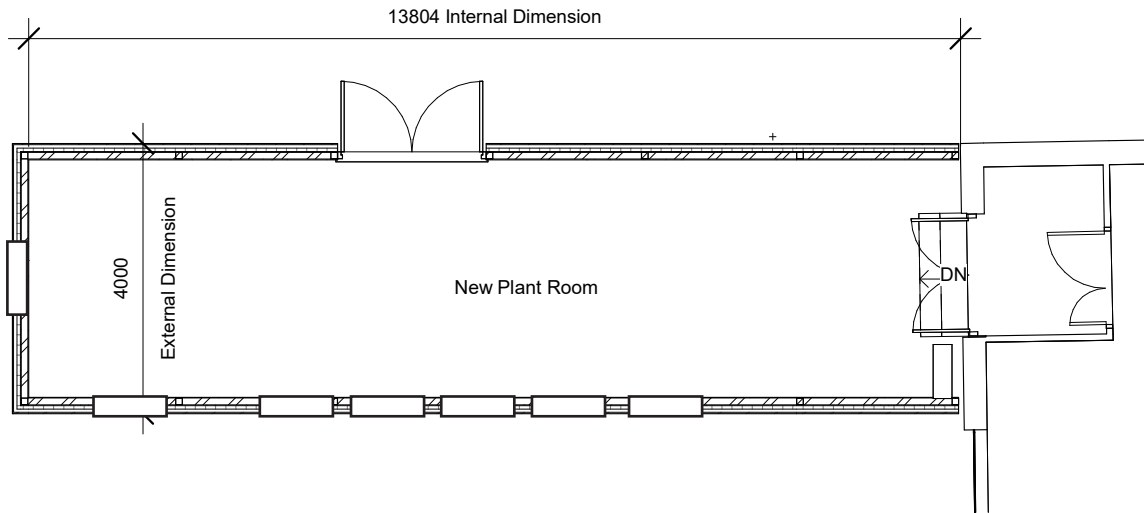
The proposed roof of the plant room is designed as a felt roof system with a 300mm overhang to each side to accommodate a standard black guttering system which will connect into the existing drainage system. A fall of 20-50mm will be introduced to the roofing system.



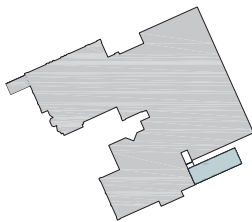
Plant Elevation



Plant Elevation



Plant Plan



6.0 Proposal - Education and Training

INTERNAL DESIGN STRATAGEY

Proposed Design:

Education Centre: 227m2

Education centre is located Ground Floor.

Room areas are based on existing provision and stakeholders' requirements. Library and computer room with office spaces which have been based on an agile working policy of 50% providing a hot desk system.

Existing walls are to be retained, with minor demolished to allow for larger spaces, new partitions to be added for fire compartmentation and room separation.
Most of the finishes to the education and training are to be replaced with new finishes.

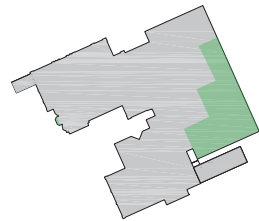
DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV	SPECS
EDUCATION AND TRAINING	ALL EDUCATION AND TRAINING ROOMS	FLOOR FINISH	N/A	2108PL CALCIUM	4	M50
		FLOOR FINISH	F3	HONEY BEIGE	29	M50
		WALL FINISH	N/A	WHITE		M60
		WALL FINISH	N/A	COASTAL GREY	70	M60
		DOOR	N/A	CHALK/ WHITE	78	L20
		FRAME/SKIRTING	N/A	FLINT/ GREY	21	L20
		CEILING	N/A	WHITE	94.5	K40



CIRCULATION AREAS

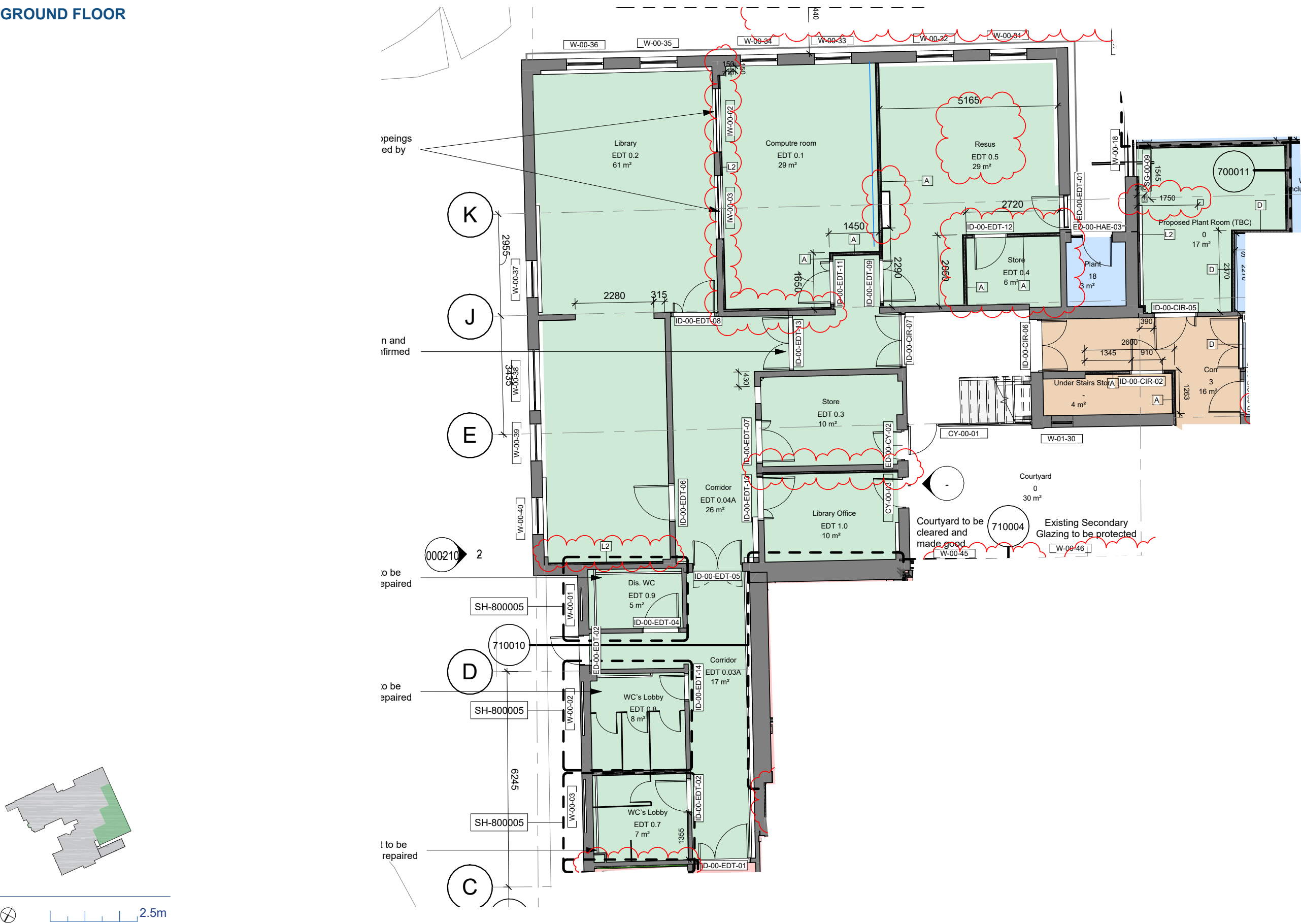


INTERNAL AREAS



6.1 Proposal - Education and Training Plan

GROUND FLOOR



6.2 Proposal - Education and Training SoA

Building Name	Floor Level	Room Number	Room Name	Room Area (m²) the furze
The Furze	0	0.7	WC's Lobby	6.70
The Furze	0	0.8	WC's Lobby	6.70
The Furze	0	0.9	Disabled WC	4.60
The Furze	0	0.5	Resus Training	29.00
The Furze	0	0.1	Computer Room	29.00
The Furze	0	0.2	Library	61.00
The Furze	0	0.4	Meeting Room	10.00
The Furze	0	1	Library Office	5.00
The Furze	0	0.3	Store	10.40
The Furze	0	0.6	Store	3.00
The Furze	0	0	Proposed plant room (TBC)	17.00
The Furze	0	0.03A, 0.04A	Circulation	41.20

Total Rooms	12
Total NIA (m2)	225.7

7.0 Proposal - Clinical Admin

Proposed Design:
Proposed areas NIA (includes shared, comm and internal plant spaces):

Offices: 931 m2

- The clinical office space is designed to provide 136 hot clinical desks.

The clinical desks department is allocated with all of the first floor and second floor.

Within this department, the work is minimal; the scope is only to upgrade the finishes and make good of all damaged and damp areas.



Type A



Type B



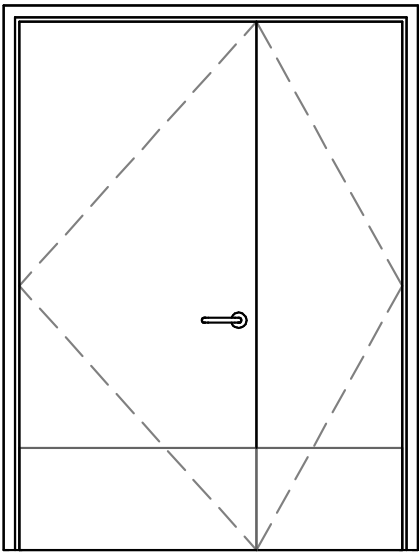
Type C



Type D



Type E



Type F



Type G



Type H



Type I



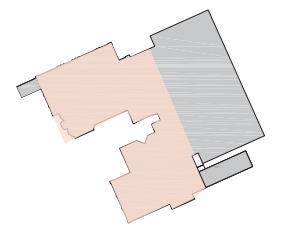
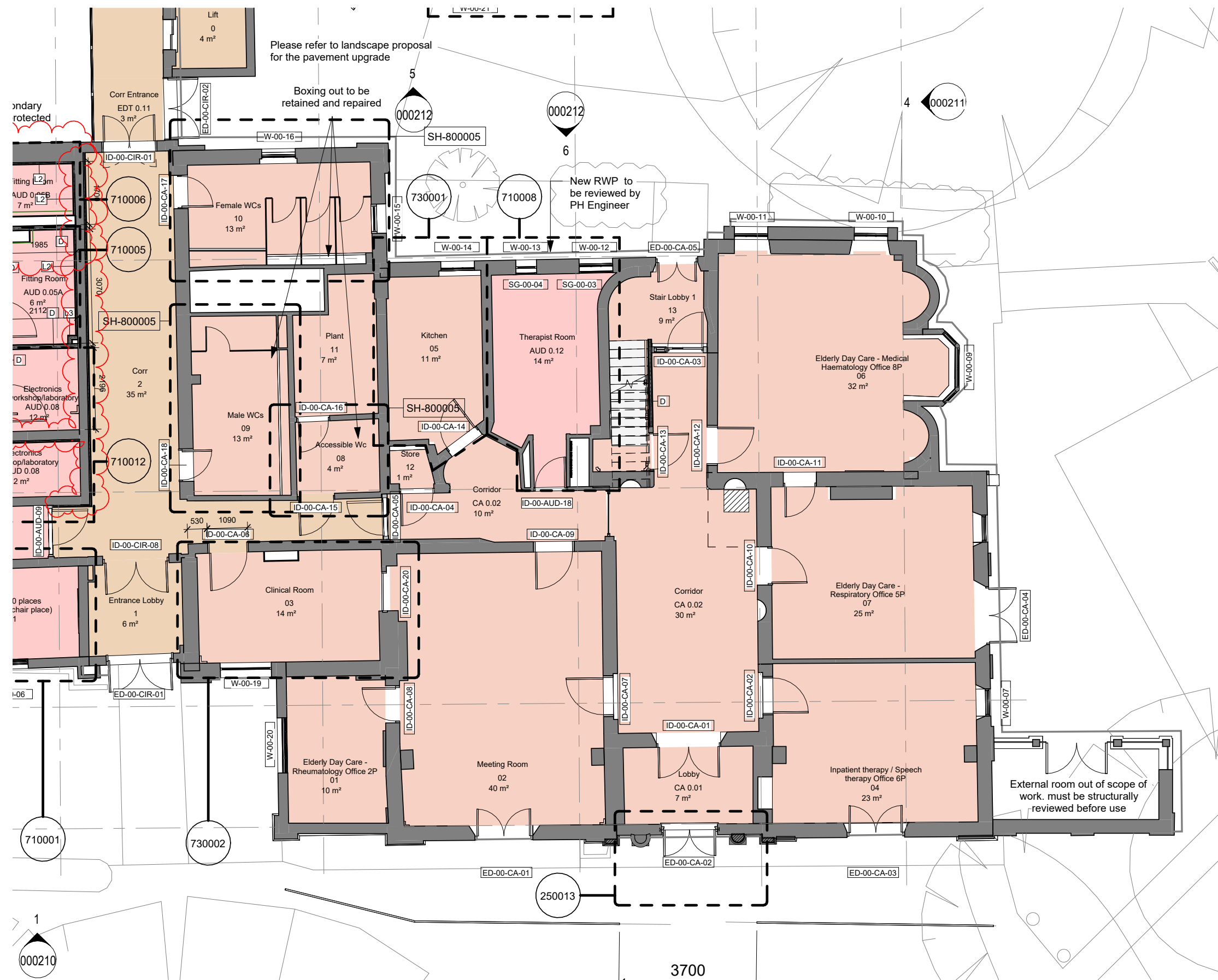
Type J



Type K

7.1 Proposal - Clinical Admin

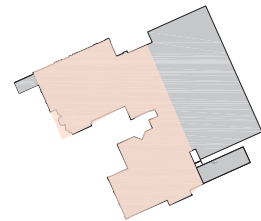
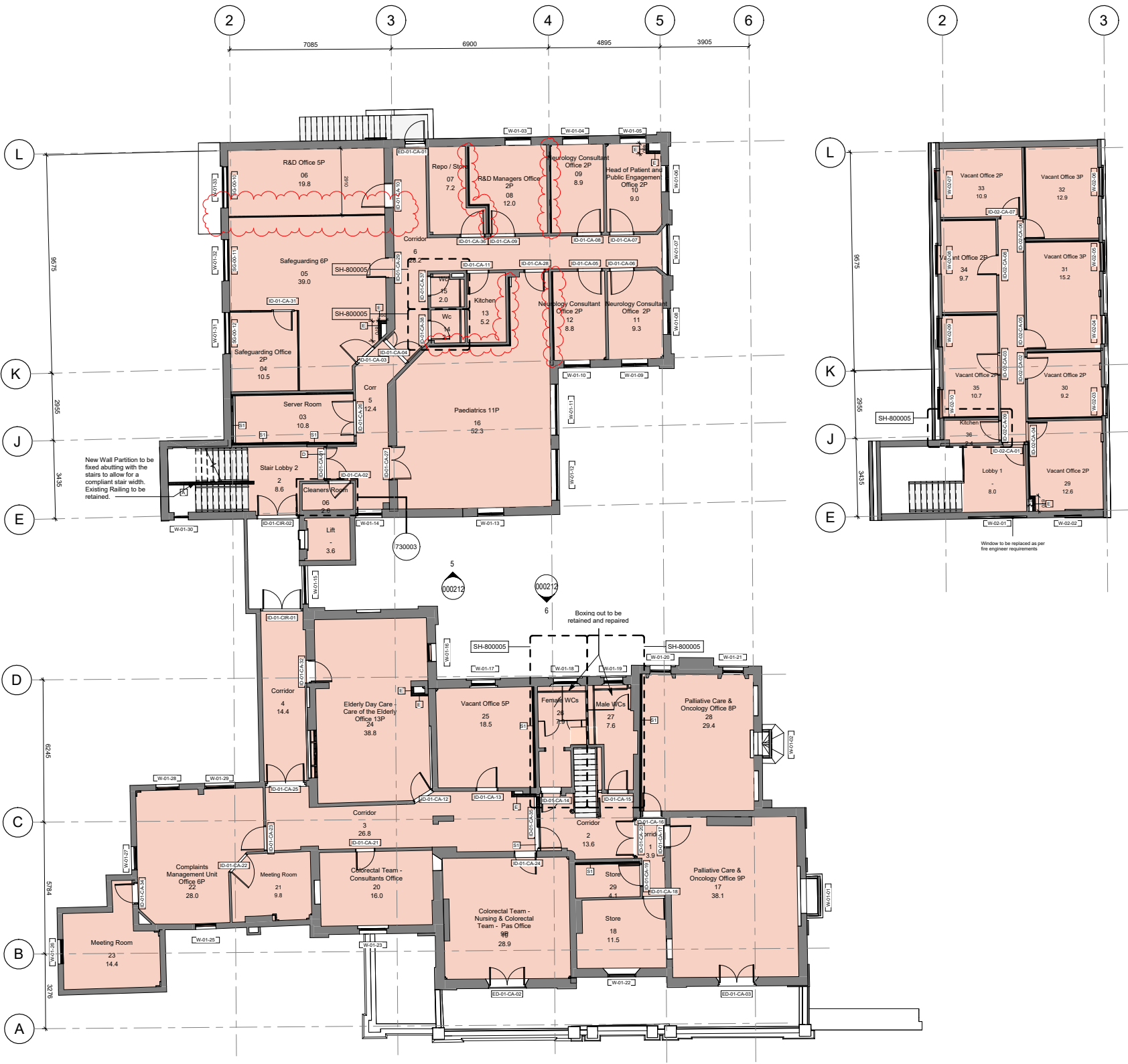
GROUND FLOOR



7.1 Proposal - Clinical Admin

FIRST FLOOR

SECOND FLOOR



7.2 Proposal - Clinical Admin

Department	Level	Room Number	Room Name	Room Areas (m²)
Clinical Admin	L00 FFL	1	Elderly Day Care - Rheumatology Office 2P	10 m²
Clinical Admin	L00 FFL	2	Meeting Room	40 m²
Clinical Admin	L00 FFL	3	Clinical Room	14 m²
Clinical Admin	L00 FFL	4	Inpatient therapy / Speech therapy Office 6P	23 m²
Clinical Admin	L00 FFL	5	Kitchen	11 m²
Clinical Admin	L00 FFL	6	Elderly Day Care - Medical Haematology Office 8P	32 m²
Clinical Admin	L00 FFL	7	Elderly Day Care - Respiratory Office 5P	25 m²
Clinical Admin	L00 FFL	8	Accessible Wc	4 m²
Clinical Admin	L00 FFL	9	Male WCs	13 m²
Clinical Admin	L00 FFL	10	Female WCs	13 m²
Clinical Admin	L00 FFL	11	Plant	7 m²
Clinical Admin	L00 FFL	12	Store	1 m²
Clinical Admin	L00 FFL	13	Stair Lobby 1	9 m²
Clinical Admin	L00 FFL	CA 0.01	Lobby	7 m²
Clinical Admin	L00 FFL	CA 0.02	Corridor	40 m²
Clinical Admin	L01 FFL	-	Lift	4 m²
Clinical Admin	L01 FFL	1	Corridor	4 m²
Clinical Admin	L01 FFL	2	Corridor	14 m²
Clinical Admin	L01 FFL	2	Stair Lobby 2	9 m²
Clinical Admin	L01 FFL	3	Corridor	27 m²
Clinical Admin	L01 FFL	3	Server Room	12 m²
Clinical Admin	L01 FFL	4	Corridor	24 m²
Clinical Admin	L01 FFL	4	Safeguarding Office 2P	10 m²
Clinical Admin	L01 FFL	5	Corr	12 m²
Clinical Admin	L01 FFL	5	Safeguarding 6P	38 m²
Clinical Admin	L01 FFL	6	Corridor	28 m²
Clinical Admin	L01 FFL	6	Cleaners Room	3 m²
Clinical Admin	L01 FFL	6	R&D Office 5P	21 m²
Clinical Admin	L01 FFL	7	Repo / Store	7 m²
Clinical Admin	L01 FFL	8	R&D Managers Office 2P	12 m²
Clinical Admin	L01 FFL	9	Neurology Consultant Office 2P	9 m²
Clinical Admin	L01 FFL	10	Head of Patient and Public Engagement Office 2P	9 m²
Clinical Admin	L01 FFL	11	Neurology Consultant Office 2P	9 m²
Clinical Admin	L01 FFL	12	Neurology Consultant Office 2P	9 m²
Clinical Admin	L01 FFL	13	Kitchen	5 m²
Clinical Admin	L01 FFL	14	Wc	2 m²
Clinical Admin	L01 FFL	15	Wc	2 m²
Clinical Admin	L01 FFL	16	Paediatrics 11P	53 m²
Clinical Admin	L01 FFL	17	Palliative Care & Oncology Office 9P	38 m²
Clinical Admin	L01 FFL	18	Store	11 m²
Clinical Admin	L01 FFL	19	Library	29 m²
Clinical Admin	L01 FFL	20	Office 2-3P	16 m²
Clinical Admin	L01 FFL	21	Meeting Room	10 m²
Clinical Admin	L01 FFL	22	Office 7P	28 m²
Clinical Admin	L01 FFL	23	Meeting Room	14 m²
Clinical Admin	L01 FFL	24	Bookable Seminar Room 8-10P	39 m²
Clinical Admin	L01 FFL	25	Computer Room	18 m²
Clinical Admin	L01 FFL	26	Female WCs	8 m²
Clinical Admin	L01 FFL	27	Male WCs	8 m²
Clinical Admin	L01 FFL	28	Clinical Skills Room	30 m²
Clinical Admin	L01 FFL	29	Store	4 m²
Clinical Admin	L02 FFL		Corr 2	11 m²
Clinical Admin	L02 FFL	-	Lobby 1	8 m²
Clinical Admin	L02 FFL	29	Vacant Office 2P	13 m²

Clinical Admin	L02 FFL	30	Vacant Office 2P	10 m²
Clinical Admin	L02 FFL	31	Vacant Office 3P	15 m²
Clinical Admin	L02 FFL	32	Vacant Office 3P	13 m²
Clinical Admin	L02 FFL	33	Vacant Office 2P	11 m²
Clinical Admin	L02 FFL	34	Vacant Office 2P	10 m²
Clinical Admin	L02 FFL	35	Vacant Office 2P	11 m²
Clinical Admin	L02 FFL	36	Kitchen	2 m²

Total Rooms	63
Total NIA (m²)	931 m²

7.3 Proposal - Clinical Admin



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV	SPECS
ALL	WCs STORE DIRTY UTILITY KITCHEN/PANTRY CORRIDOR ADJACENT TO WC	FLOOR FINISH	F4	MONSOON	25	M50
		WALL FINISH	W2	WHITE	TBC	M50
		IPS FINISH	N/A	GOLDEN	35	K30
		DOOR	N/A	CHALK/ WHITE	78	L20
		FRAME/SKIRTING	N/A	FLINT/ GREY	21	L20
		CEILING		WHITE	94.5	K40



DEPARTMENT	AREAS	FINISH	CODE	PATTERN/COLOUR NAME	LRV	SPECS
AUDIOLOGY AND CLINICAL ADMIN	ALL ROOMS NOT MENTIONED ABOVE	FLOOR FINISH	F2/F3	HONEY BEIGE	29	M50
		WALL FINISH	W2	WHITE	TBC	M50
		IPS FINISH	N/A	DUCK EGG	35	K30
		DOOR	N/A	CHALK/ WHITE	78	L20
		FRAME/SKIRTING	N/A	FLINT/ GREY	21	L20
		CEILING	N/A	WHITE	94.5	K40

7.4 Proposal - Clinical Admin Secondary Glazing

Proposed Design:

The Clinical Admin Department requires a certain acoustic rating due to the nature of use. Therefore its been proposed to introduce secondary glazing to all the rooms to minimise the sound from the parking and cycling hub.

Selecta Glaze have been specified to work on this project, due to their experience with working on a listed building, their range of timber secondary glazing casement windows fits within the Furze.

