

03 THE SQUARE

MEDICAL USE REDESIGN + REFURBISHMENT

DESIGN + ACCESS STATEMENT

05 | 02 | 2024



SITE CONTEXT

ADJACENT SPACES & BUILDINGS
HISTORICAL DEVELOPMENT OF THE PARK
CONTEXTUAL PRECEDENTS

06

SITE CONTEXT

06.1

Adjacent Spaces & Buildings



Southern facade of recently refurbished building - No 5, The Square, Stockley Park



Facade detail of recently refurbished building - No 5, The Square, Stockley Park



View looking Northwards across The Square towards - No 3, The Square, Stockley Park



Facade detail of recently refurbished building - No 5, The Square, Stockley Park



View looking Southwards across The Square towards recently refurbished building - No 5, The Square, Stockley Park



View looking Eastwards across The Square towards - No 4, The Square, Stockley Park



View looking Northwards across from Cafe towards - No 3, The Square, Stockley Park



View across parking towards parkland to the North of No 3, The Square, Stockley Park

SITE CONTEXT

06.2

Historical Development of the Park



External View - No 2, The Square, Stockley Park



External View - No 4, The Square, Stockley Park



External View - No 5, The Square, Stockley Park



Proposed Internal View - No 2, The Square, Stockley Park



Internal View - No 4, The Square, Stockley Park



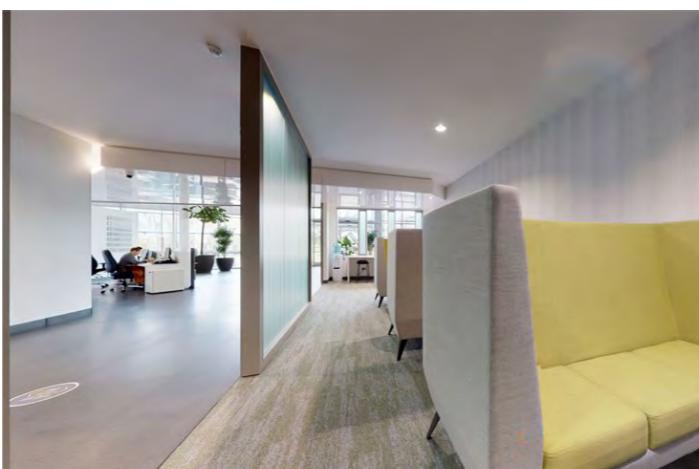
Internal View - No 5, The Square, Stockley Park



Internal View - No 5, The Square, Stockley Park



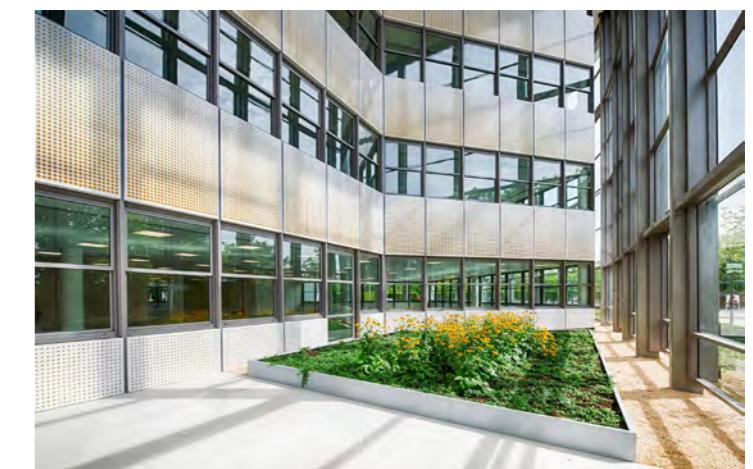
Proposed Internal View - No 2, The Square, Stockley Park



Internal View - No 4, The Square, Stockley Park



Internal View - No 5, The Square, Stockley Park



Internal View - No 5, The Square, Stockley Park

SITE CONTEXT

06.3

Contextual Precedents



Richmond University, Chiswick Park (LB Hounslow)

Nestled within the landscaped business park, the transformation of an existing office building into a vibrant university stands as a testament to the fusion of corporate elegance and academic aspirations. This architectural change creates a space where innovation and learning intertwine.

The refurbishment project, while preserving the building's structural integrity, has seamlessly blended the ethos of a corporate past with the academic promise of the future.

Elstree Outpatients Centre, Waterfront Business Park

Settled within Borehamwood, the once bustling office building has undergone a remarkable transformation into a cutting-edge outpatient facility. The architects have carefully considered a developed design, preserving the architectural integrity of the original structure while integrating modern medical functionality.

The shared spaces within the facility are designed to foster collaboration among healthcare professionals. Conference rooms with multimedia capabilities offer a platform for interdisciplinary discussions and case reviews.

Extra Care Facility, Green Park (Reading Borough)

As construction teams hustle about, the exterior of the building unveils a fresh façade, blending modern aesthetics with a welcoming touch. A vibrant garden, punctuated with benches and paved pathways, surrounds the entrance, inviting both residents and visitors into a haven of tranquility. The once sterile office entrance is now adorned with a friendly reception area, exuding a sense of hospitality and care.

Using and adapting the structure and facades of the existing building, this facility blends seamlessly with the rest of the business park forming the new extra care facility.



SCHEME DEVELOPMENT 07

**INITIAL OFFICE RE-DESIGN
PLAN RECONFIGURATION
GENERAL ARRANGEMENT DEVELOPMENT
SKETCH CONCEPT**

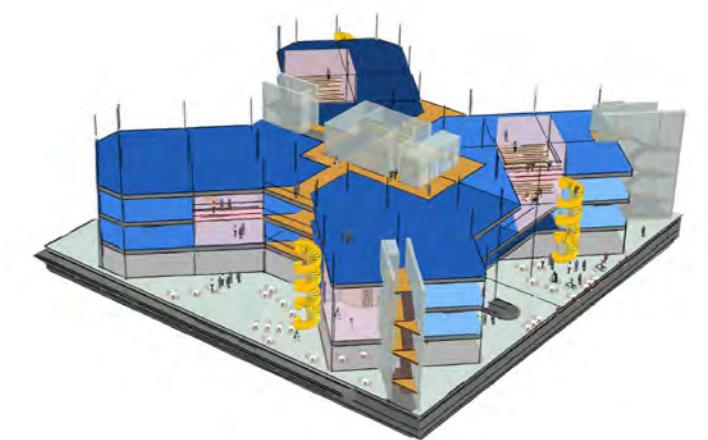
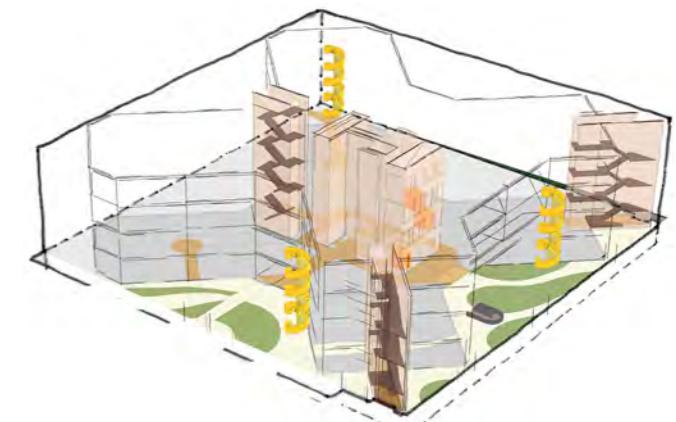
SCHEME DEVELOPMENT

07.1

Initial Office Re-design

INITIAL ASPIRATIONS

- The initial proposal looked to **reconfigure the existing office building**. The thought was to bring the building closer to nature by removing parking and extending the landscaping right up to the existing building on the North and Western facades.
- **Stable core**, the core was left basically untouched with no major interventions other than to add enhanced toilets.
- **Lively work environment**, in order to attract more creative tenants and to open up the internal office spaces double volumes were introduced and to liven up the atrium spaces new spiral stairs were added to activate these spaces.
- **Enhanced Collaboration Spaces**: Design and implement open collaborative spaces that encourage teamwork and idea sharing. Incorporate flexible furniture and multifunctional areas to adapt to various team sizes and project requirements.
- **Innovative Technology Integration**: Upgrade technological infrastructure to support seamless communication and productivity. Implement cutting-edge audio-visual systems for interactive presentations and virtual collaboration.
- **Sustainable Design**: Incorporate eco-friendly materials and energy-efficient systems to minimize our environmental impact. Establish recycling and waste reduction initiatives within the office space.
- **Future-Proofing**: Design the office space with flexibility to accommodate future growth and changes in work trends.



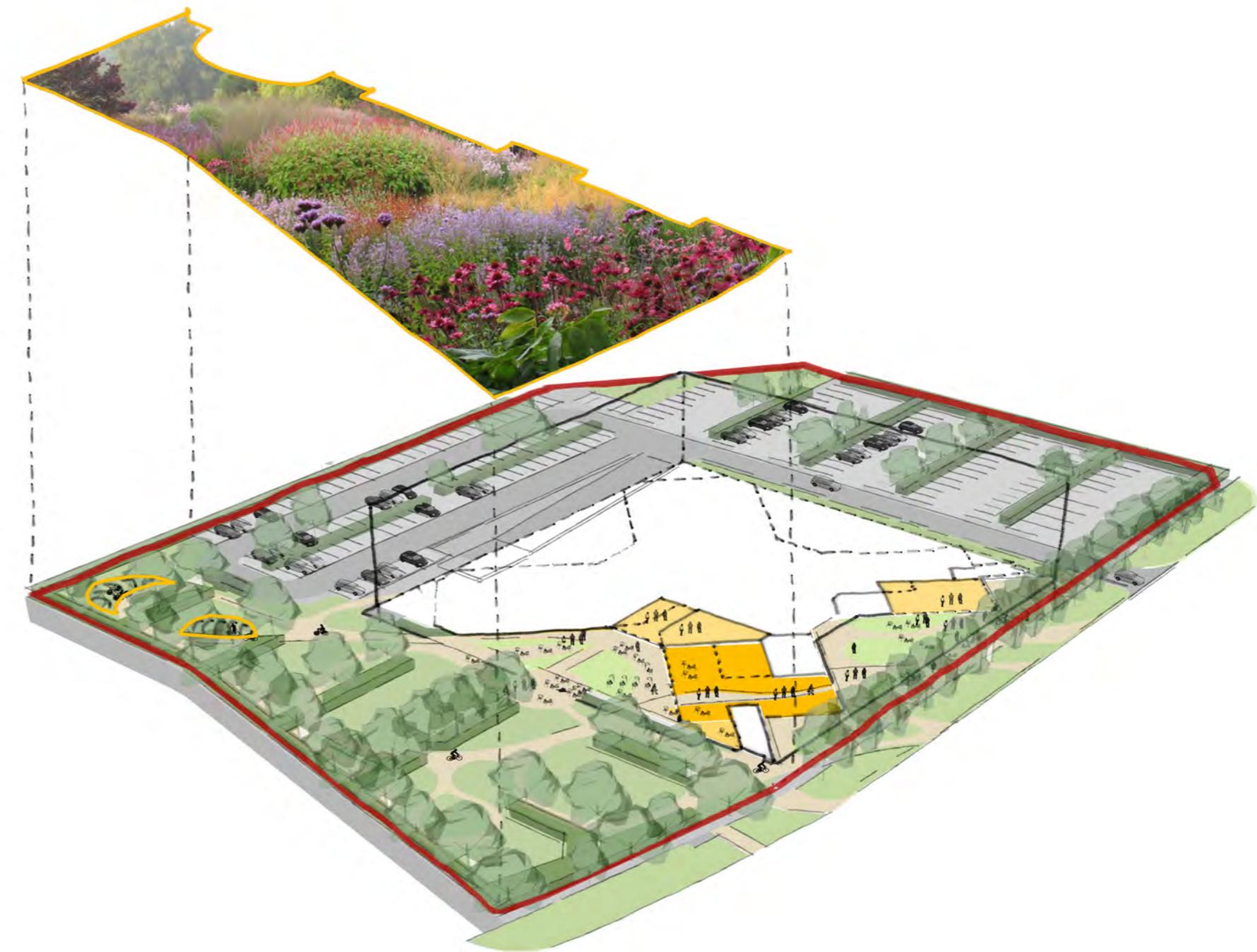
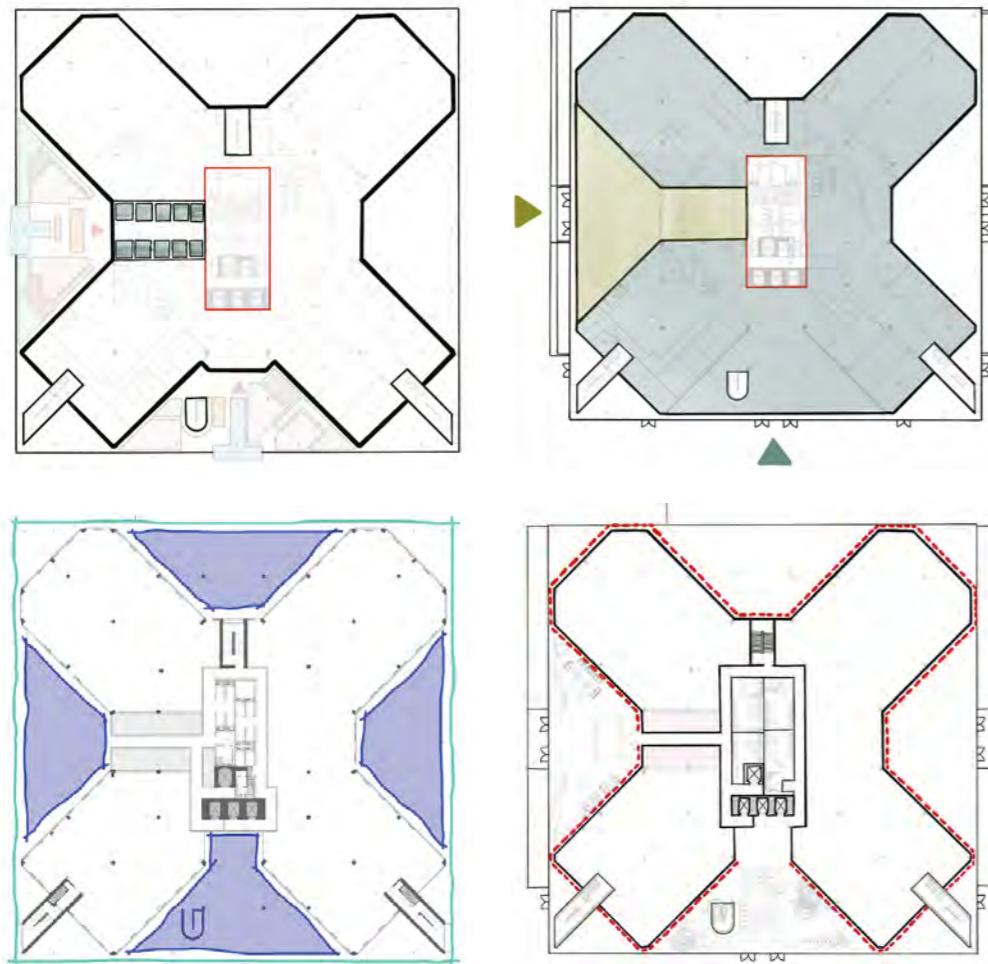
SCHEME DEVELOPMENT

07.2

Plan Reconfiguration

Design Development

- As the design evolved, the client was keen to improve the biodiversity and ESG values of the site, through a series of studies it was agreed that an external garden would be added to the western portion of the site.
- It was also agreed early on that new life needed to be brought to the winter gardens as they had been lacklustre when in use as an active office.



SCHEME DEVELOPMENT

07.3

General Arrangement Development

DESIGN DEVELOPMENT

The proposed changes to the office building to convert it into a medical care facility will be minimal, with no major changes to the external facade. The existing ceiling heights are adequate for most medical uses, so no structural changes are required. However, the elevator cabs will need to be widened to accommodate stretchers.

The proposed changes will include:

- New medical wings comprising of multiple one-bed units.
- New internal layout within the existing building, comprising post-operative care facilities.
- External landscaping works to address the listed landscape within the site.

The interior of the building will need to be renovated to accommodate the needs of a medical facility. This will include the creation of exam rooms, waiting areas, and treatment rooms.

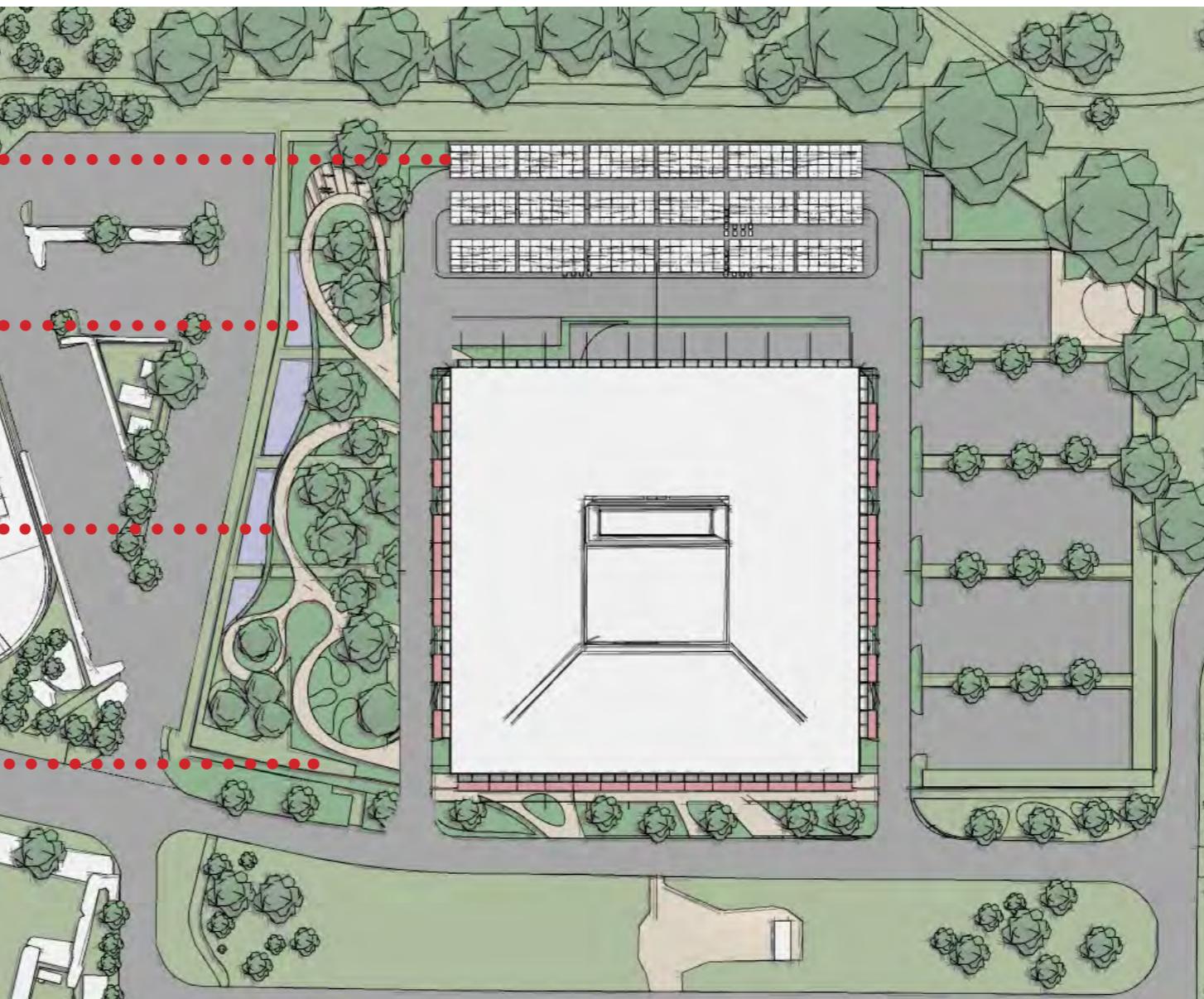
The glazed façade of the building will be retained, with only minor changes to the signage and lighting. The external works to the west will have some light changes, focusing on the increase of urban landscaping and opening the area to more natural vegetation that is in keeping with local conditions. The main aim will be to provide greater amenity space as less car park spaces will be required with the new use of the building.

Potential Shading/
Solar panels to north
car park to help
achieve net zero carbon

Proposed Amenity
space to north: purpose
to create a landscape
corridor to existing
greenspace

Proposed Landscaped
buffer also provides
visual shading to west
office building

Transforming Ingress
point into landscaped
area for increased
pedestrian safety
and encourage non-
motorised transport
initiatives



Indicative Sketch Plan of Site



Local Wildflowers

Landscape Inspiration

SCHEME DEVELOPMENT

07.4

Sketch Concept

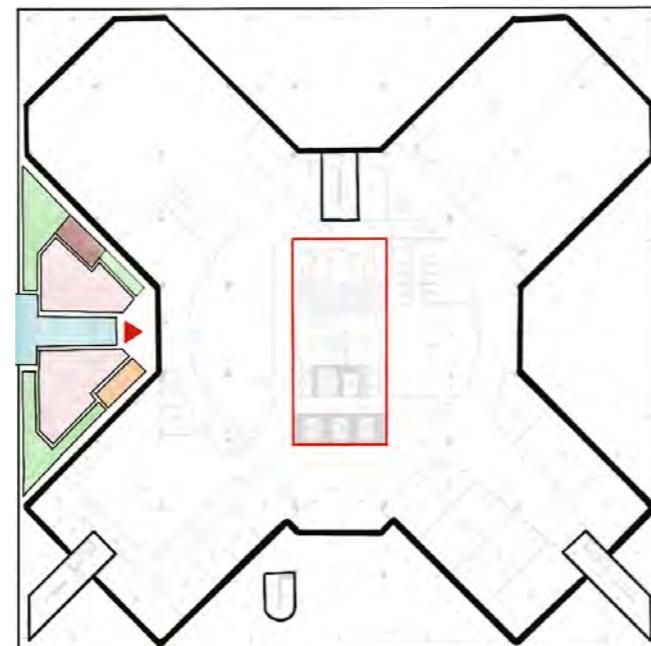
DESIGN INTENTION

The reception area of a building is often the first point of contact for visitors, so it is important to make it inviting and welcoming. The proposal plans to "re-urbanise" the reception area by creating a space that feels like a part of the existing external boulevard, rather than a separate, enclosed space.

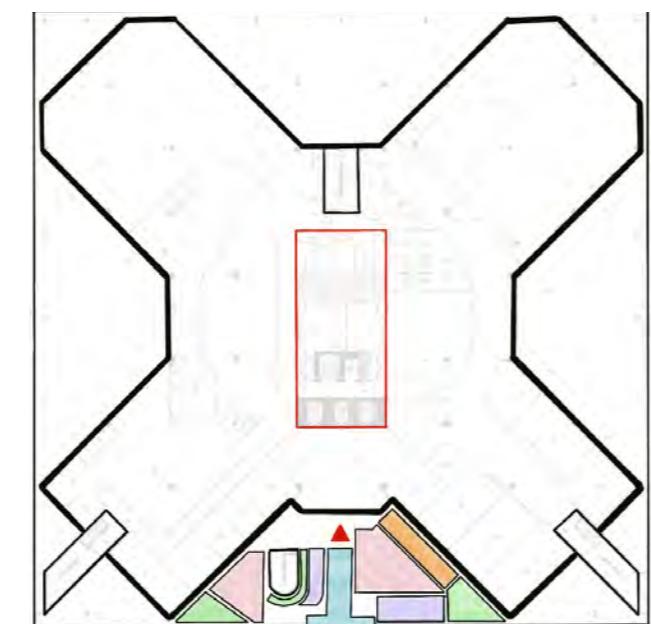
The proposal will seek to achieve this by using materials that are found in the area, such as brick, stone, and wood. The proposal will also incorporate plants and greenery into the space to help bring the outdoors in and make the space feel more inviting. Our main design aspiration is to make reception area feel active and engaging. The following points will be considered during the design process ahead of formal planning submission:

- Plants and greenery could be incorporated into the reception area by placing potted plants on the floor or on shelves, or by installing a living wall.
- Comfortable furniture could be used to make the reception area feel more inviting.
- A sense of activity could be created by arranging the furniture in a way that encourages people to interact, or by providing interactive displays or games.

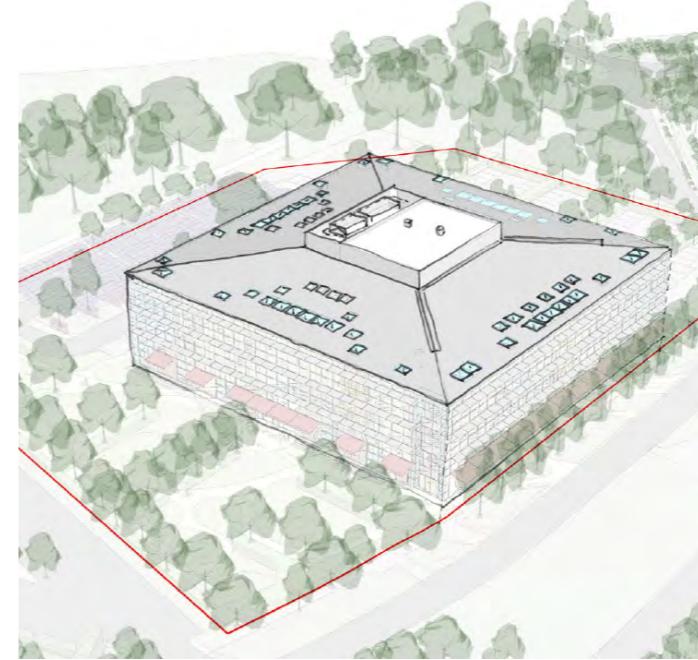
By carefully considering all of these factors, it is possible to convert part of the office building into a medical care facility that is both functional and aesthetically pleasing.



Re-Urbanise the Entrance



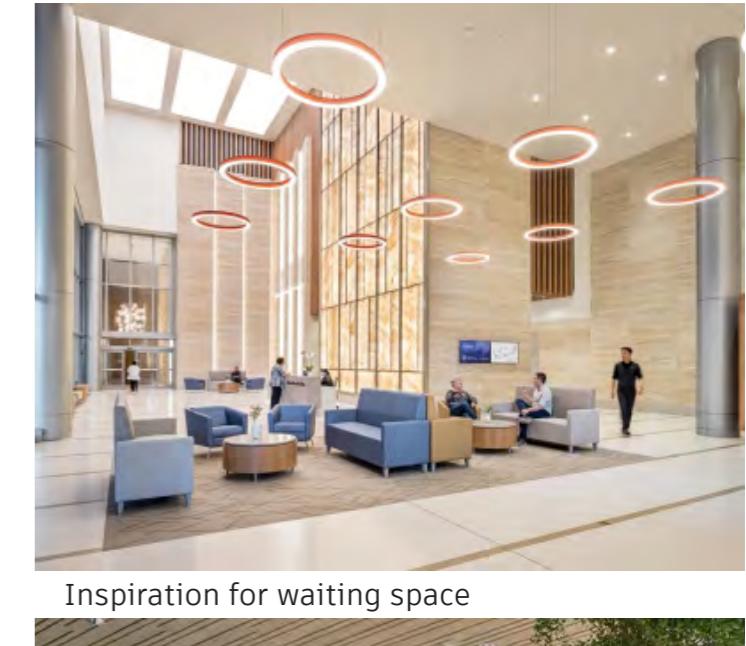
Activate the frontage



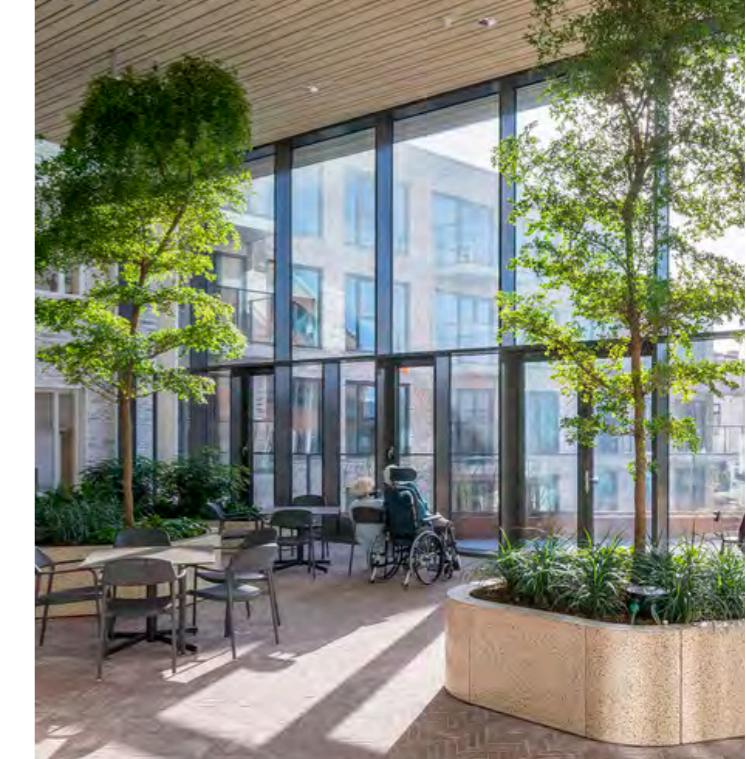
Sketch of existing roof-lights



Inspiration for Amenity



Inspiration for waiting space



Inspiration for Reception



LAYOUT + USE

FLOOR PLANS
EXTERNAL GARDEN RETHINK

08

LAYOUT + USE

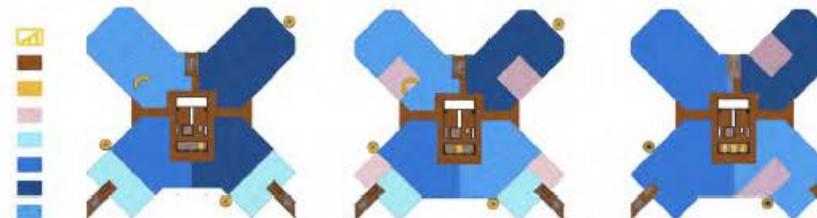
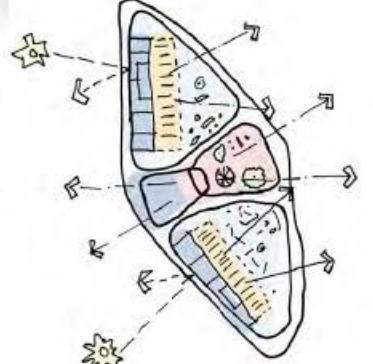
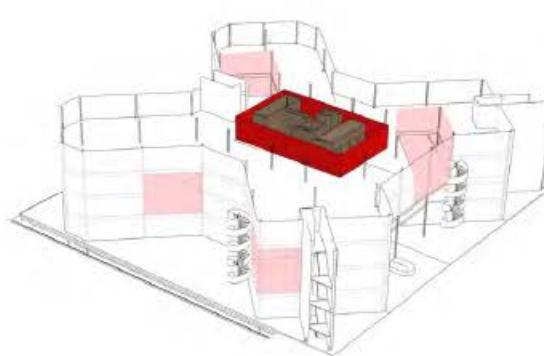
08.1

Scheme Description

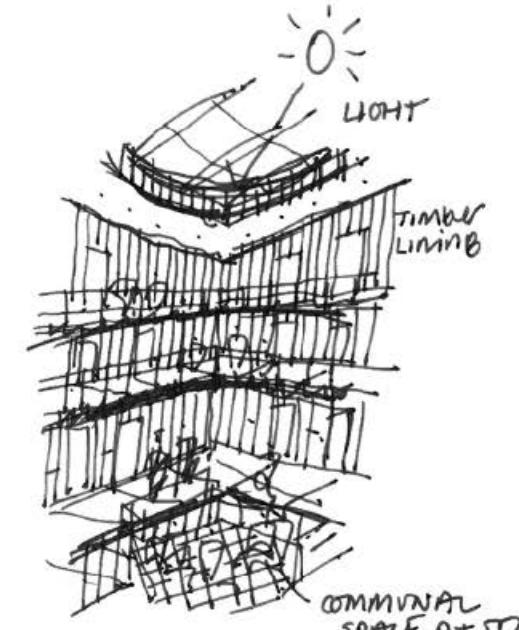
EXTERNAL FACADE + WINTER GARDENS

The building will also be refurbished to increase the appeal of the existing property, this will include reworking the spaces and bringing them in line with current market standards and design inspirations. Further changes will also include:

- Refurbishing the reception spaces of building to give an aesthetic medical hub aesthetic.
- Retaining external fabric with minor light touch interventions for to address any ongoing issues with the facade.
- Significant intervention within the skin of the building, to provide air leakage and thermal performance requirements to current market standards.
- Utilising existing winter gardens as per the original design with vertical circulation, focusing receptions and amenity space within.
- Providing state of the art medical facilities within the inner fabric of the building.
- Refurbishing lower floors to facilitate cluster of collaborative complimentary medical uses.



Internal Sketch Layout

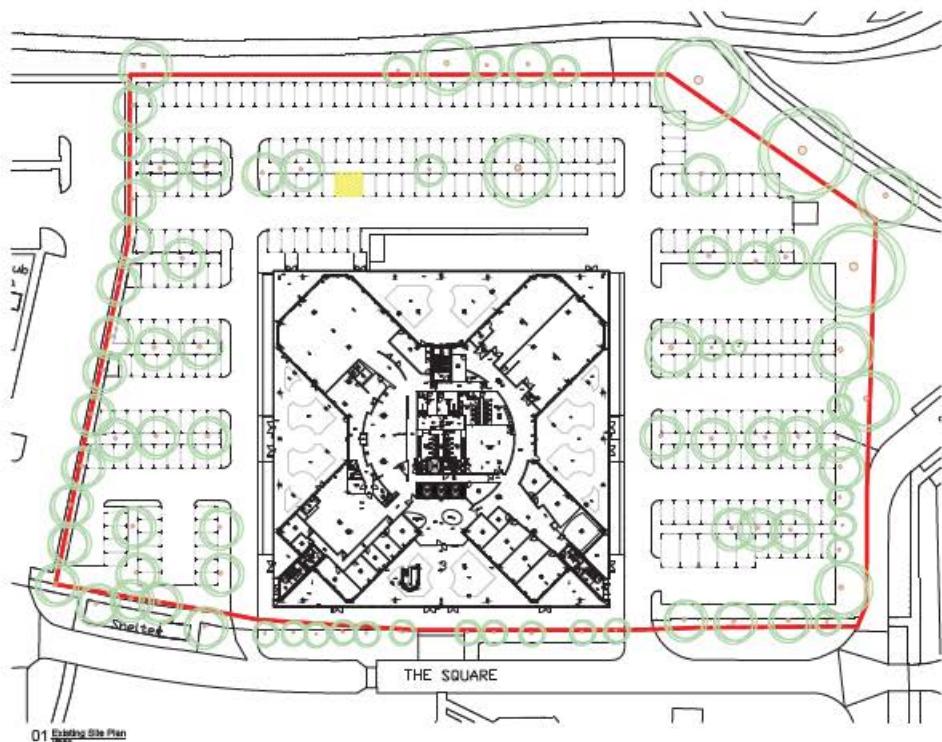


Refurbished facade sketch

LAYOUT + USE

08.4

Indicative Floor Plans
Site



Existing



Proposed

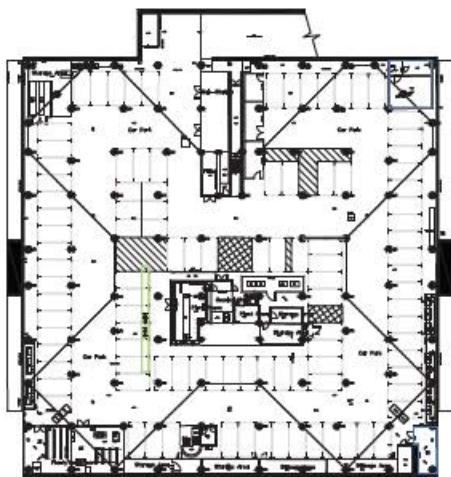
- Refurbished Internal Facade
- New Garden and landscaping to west
- Light touch refurbishment to glazed facade

- Proposed Ambulance Bay
- Proposed Cycle Parking - 46 Sheffield Stands
- Proposed Vehicle Delivery Set down + Refuse Delivery set down

LAYOUT + USE

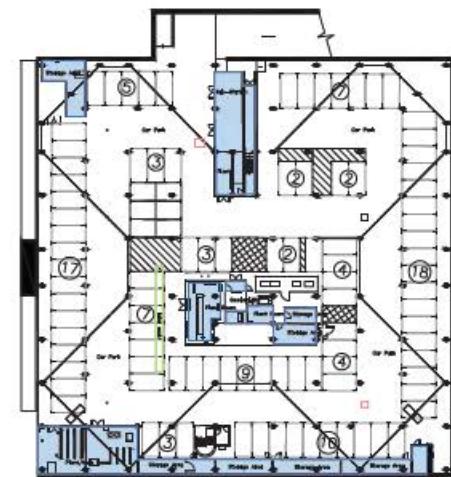
08.4

Indicative Floor Plans
Basement



01 Existing Basement Floor Plan

Existing



01 Proposed Basement Floor Plan

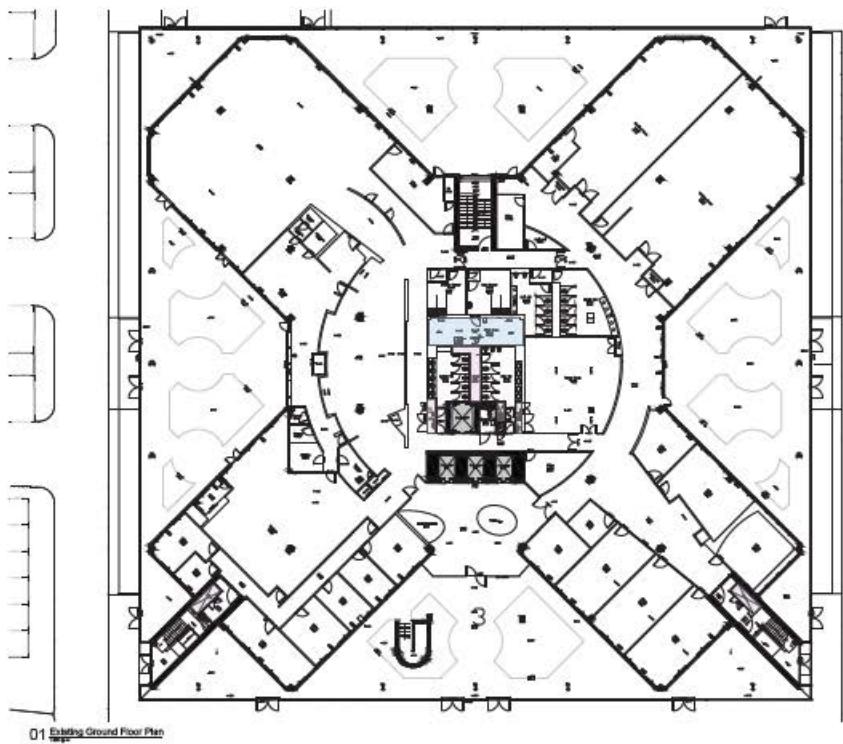
Proposed

- Minor changes to plant and Storage

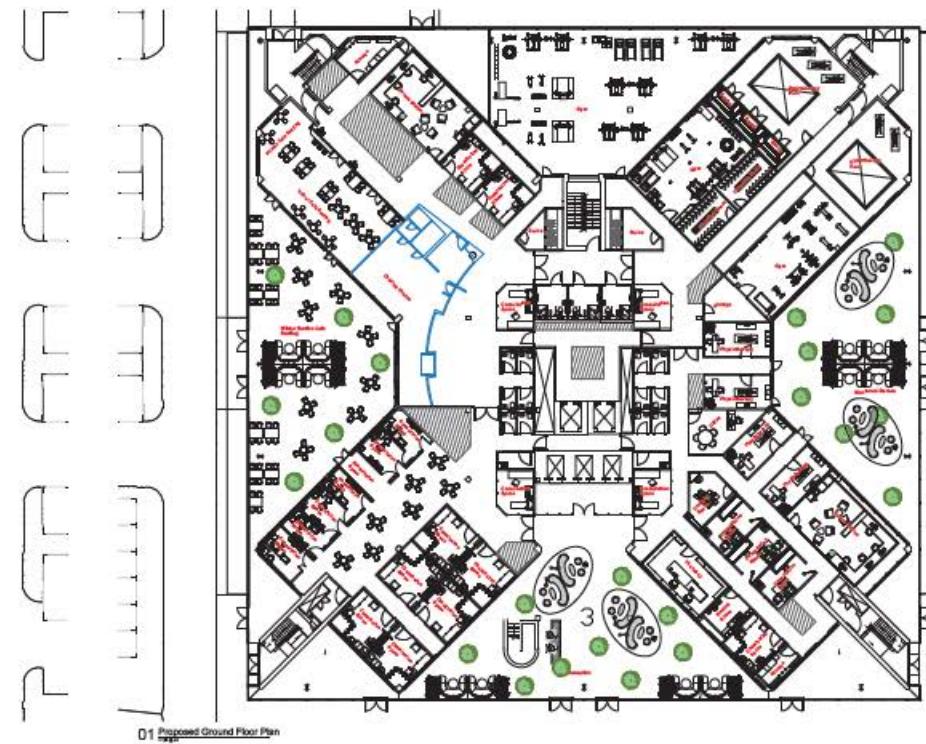
LAYOUT + USE

08.4

Indicative Floor Plans Ground



Existing



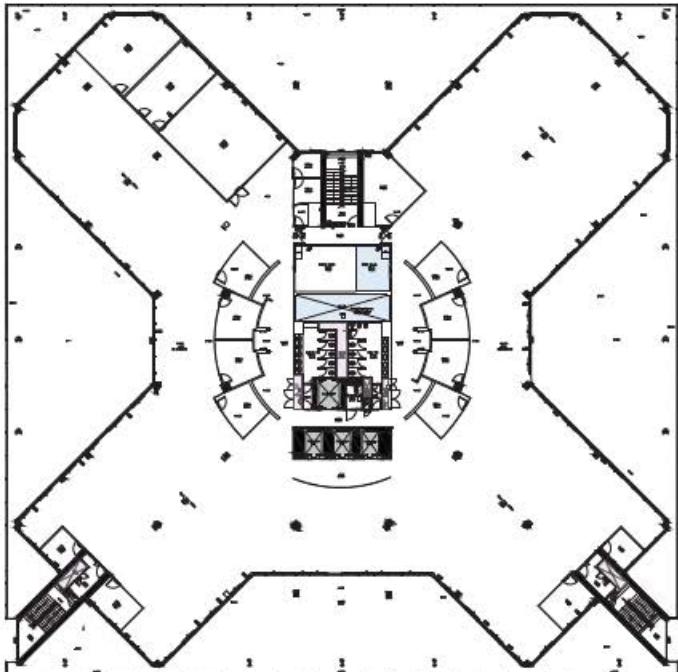
Proposed

- New Reception and Entrance Atria
- New Cafe to western Atria, overlooking gardens
- Covered workout space to north Atria
- New Examination and Consultation rooms
- New Nurses stations and Physio Therapy suits
- New Gym and Hydrotherapy pools

LAYOUT + USE

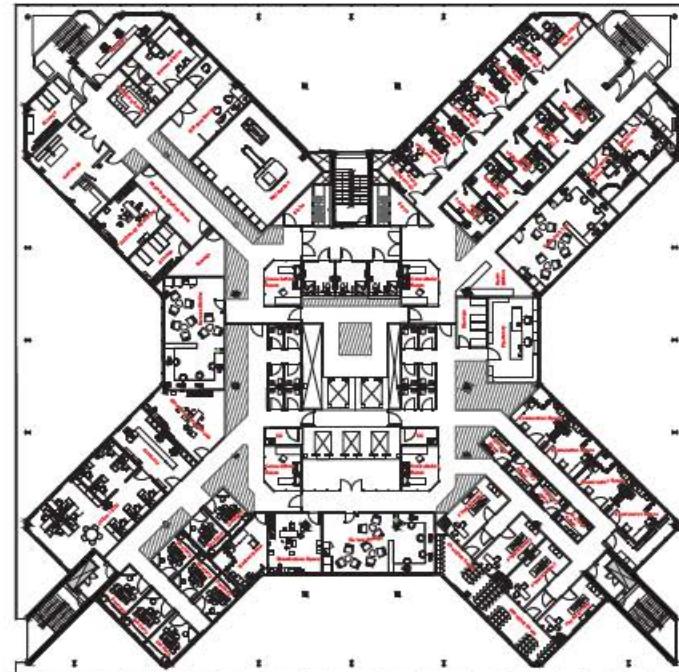
08.4

Indicative Floor Plans
First



01 Existing First Floor Plan
Page 52

Existing



01 Proposed First Floor Plan
Page 52

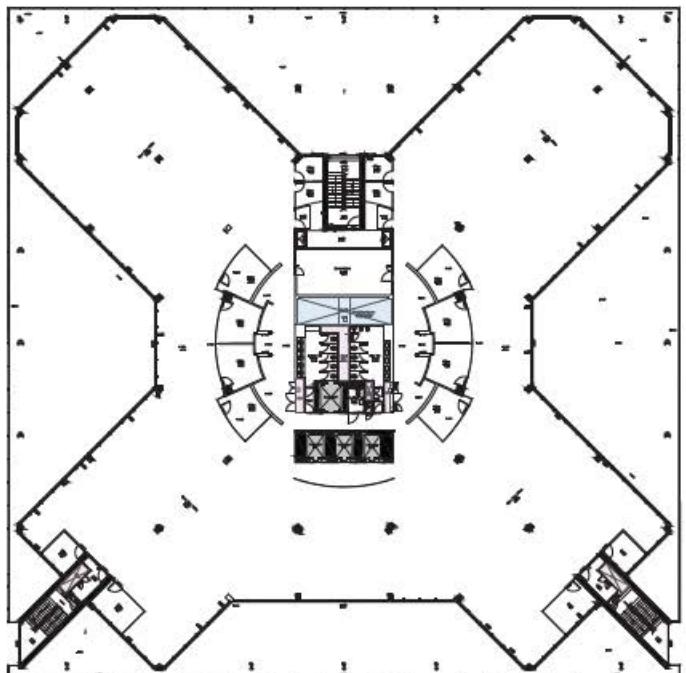
Proposed

- New complimentary medical uses such as MRI + Radiology, Dentistry, Pharmacy and consultation spaces for family medicine.
- 2 x new fire escape stairs to north facade

LAYOUT + USE

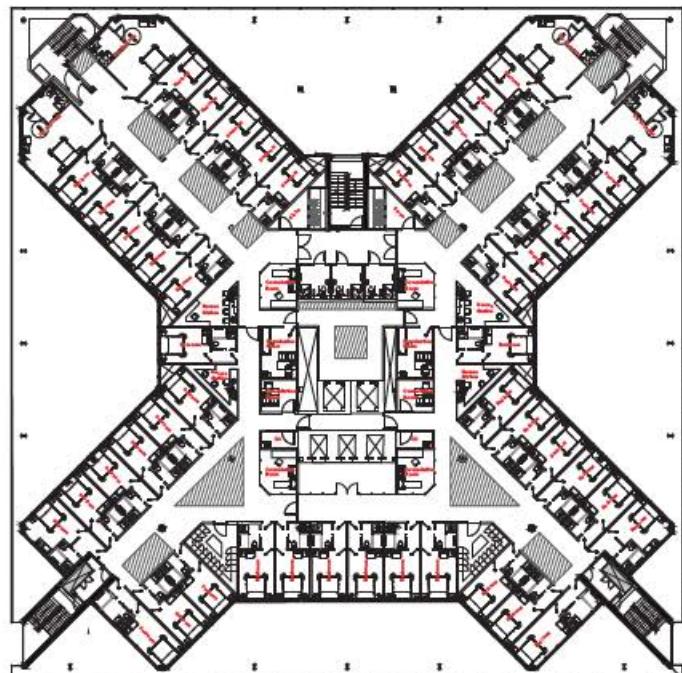
08.4

Indicative Floor Plans
Second



01 Existing Second Floor Plan

Existing



01 Proposed Second Floor Plan

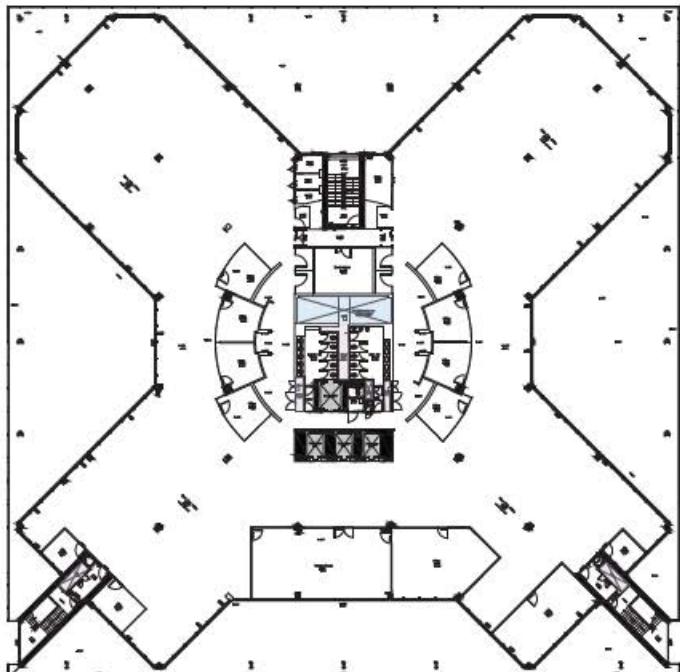
Proposed

- 50 x New Long stay medical rooms with nurses stations and higher care rooms.

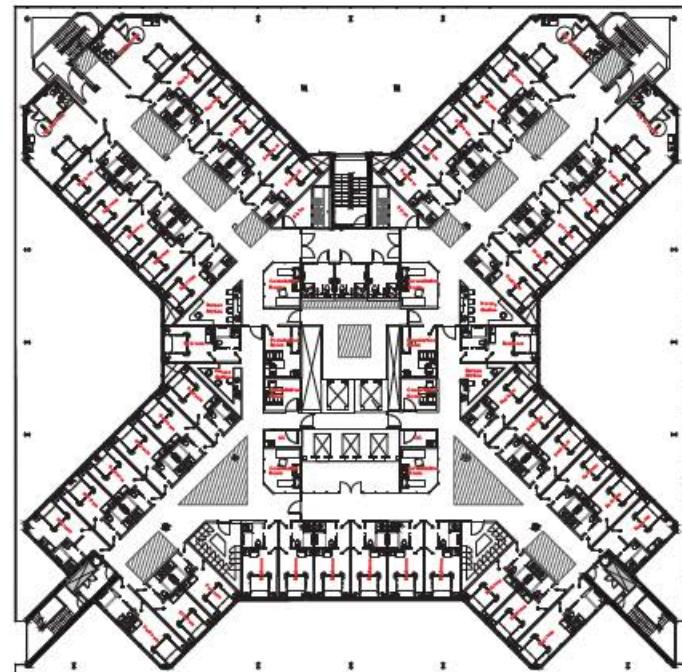
LAYOUT + USE

08.4

Indicative Floor Plans
Third



Existing



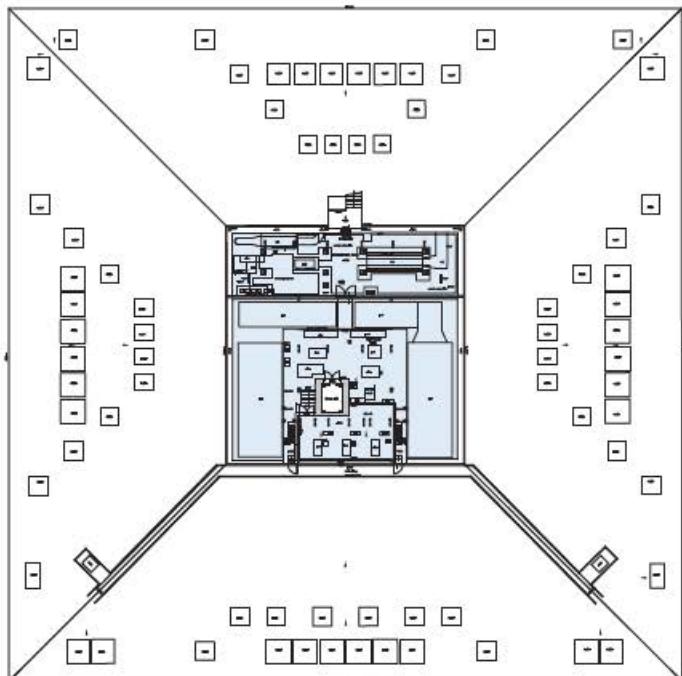
Proposed

- 50 x New Long stay medical rooms with nurses stations and higher care rooms.

LAYOUT + USE

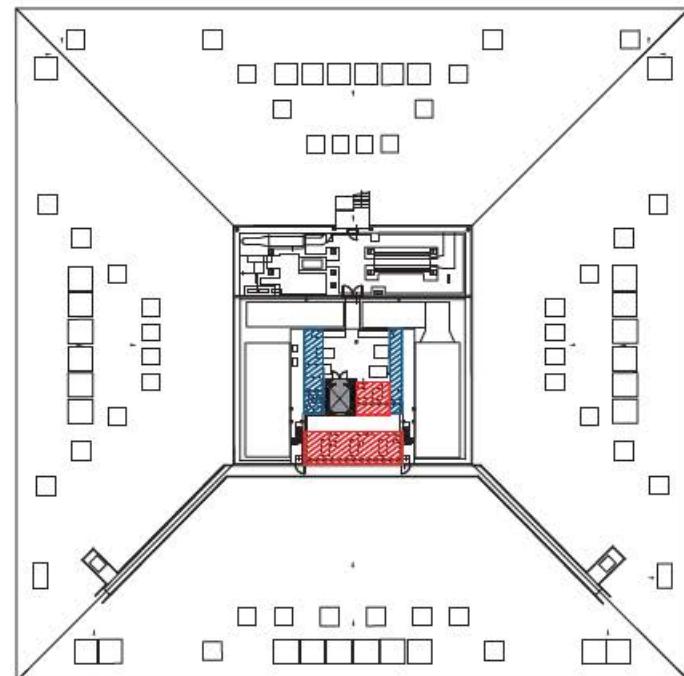
08.4

Indicative Floor Plans
Fourth



D1 Existing Fourth Floor Plan

Existing



D1 Proposed Fourth Floor Plan

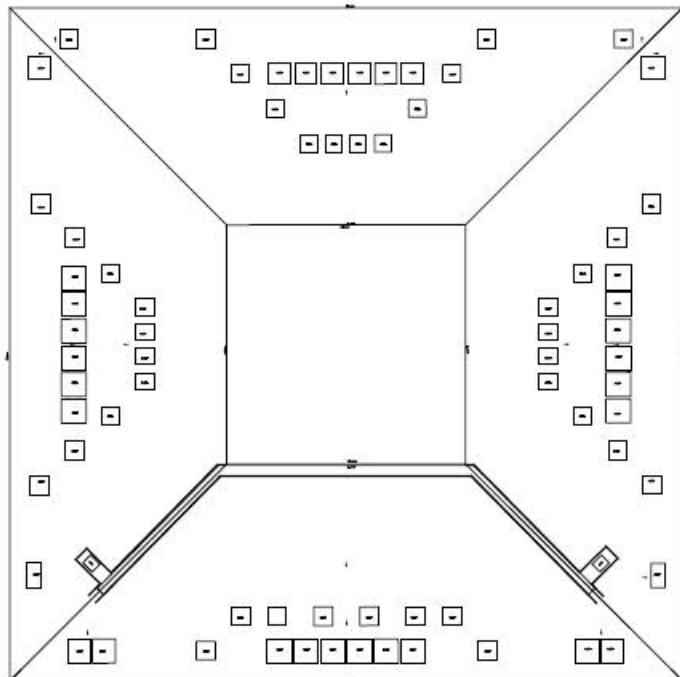
Proposed

- Refurbishment of M&E Equipment to bring to current standards and increase Sustainability targets.

LAYOUT + USE

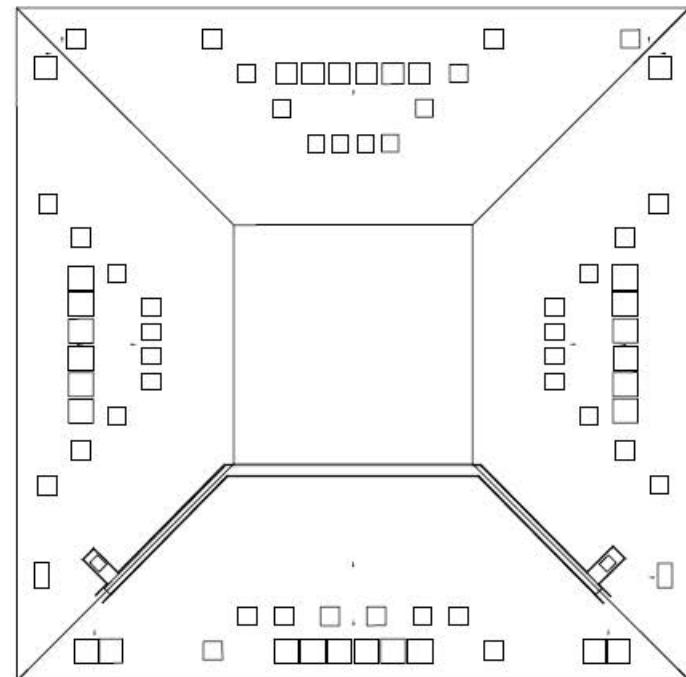
08.4

Indicative Floor Plans
Roof



01 Existing Roof Floor Plan

Existing



01 Proposed Roof Floor Plan

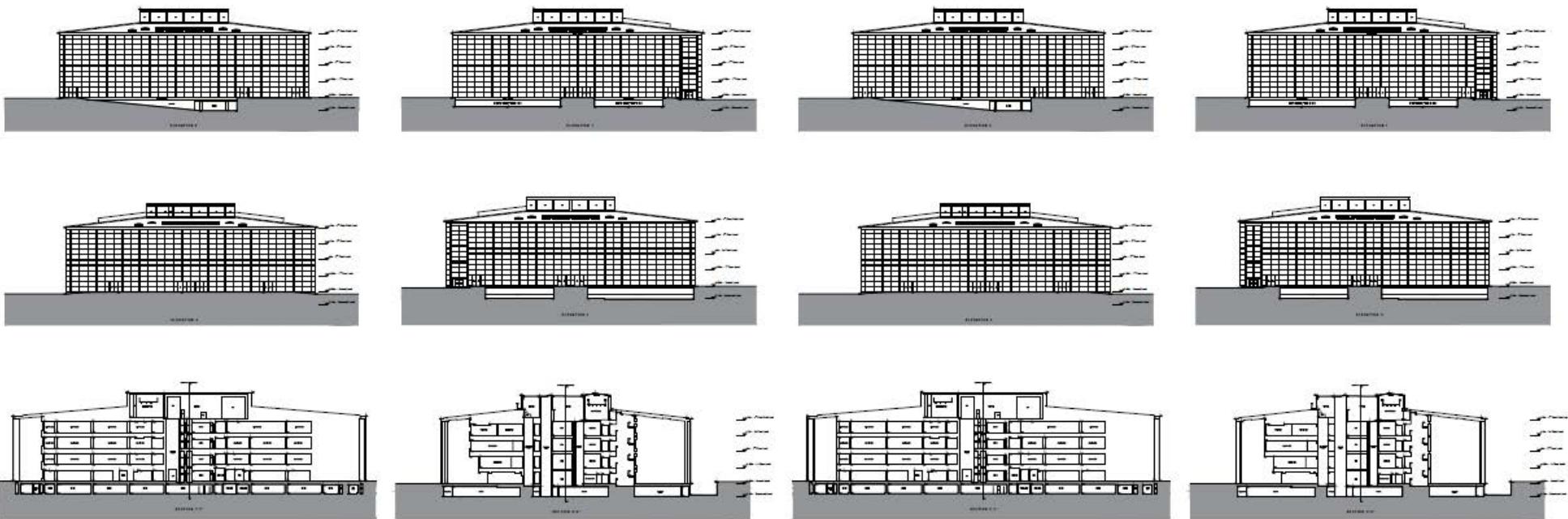
Proposed

- Refurbishment of existing roof

LAYOUT + USE

08.4

Indicative Floor Plans
Elevations



Existing

Proposed

- Light touch refurbishment of existing Glazed facade

WHY AN EXTERNAL GARDEN ?

Wellbeing and Mental Health:
Numerous studies have shown that exposure to nature and green spaces has a positive impact on mental health and overall wellbeing. An external garden provides employees or residents with a peaceful and serene environment, offering a much-needed break from the demands of daily life.

Stress Reduction:
Gardens have been proven to reduce stress levels and promote relaxation. A dedicated external garden space provides an opportunity for individuals to unwind, fostering a healthier work or living environment.

Social Interaction:
Gardens provide a communal space where people can gather, fostering social interactions and team-building among colleagues or community members. Shared outdoor spaces promote a sense of community and can contribute to a positive organizational or residential culture.

Environmental Sustainability:
Integrating a garden aligns with sustainability goals by promoting green spaces, which contribute to environmental conservation and biodiversity. Gardens can be designed to include native plants and environmentally friendly practices, demonstrating a commitment to eco-friendly initiatives.

Alignment with Wellness Programs:
The addition of an external garden complements corporate wellness programs or community health initiatives, emphasizing the importance of a balanced and healthy lifestyle.



