

Great Ormond Street Hospital Children's Cancer Centre (GOSH CCC)

External Services Proposals

Design and Access Statement

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A.1 Document Control

A.1.1 Document Details

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A.1.2 Document History

Revision	Date	Author	Checked by	Description of Change
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P09				
P10				

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1. Introduction

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1.1 Introduction

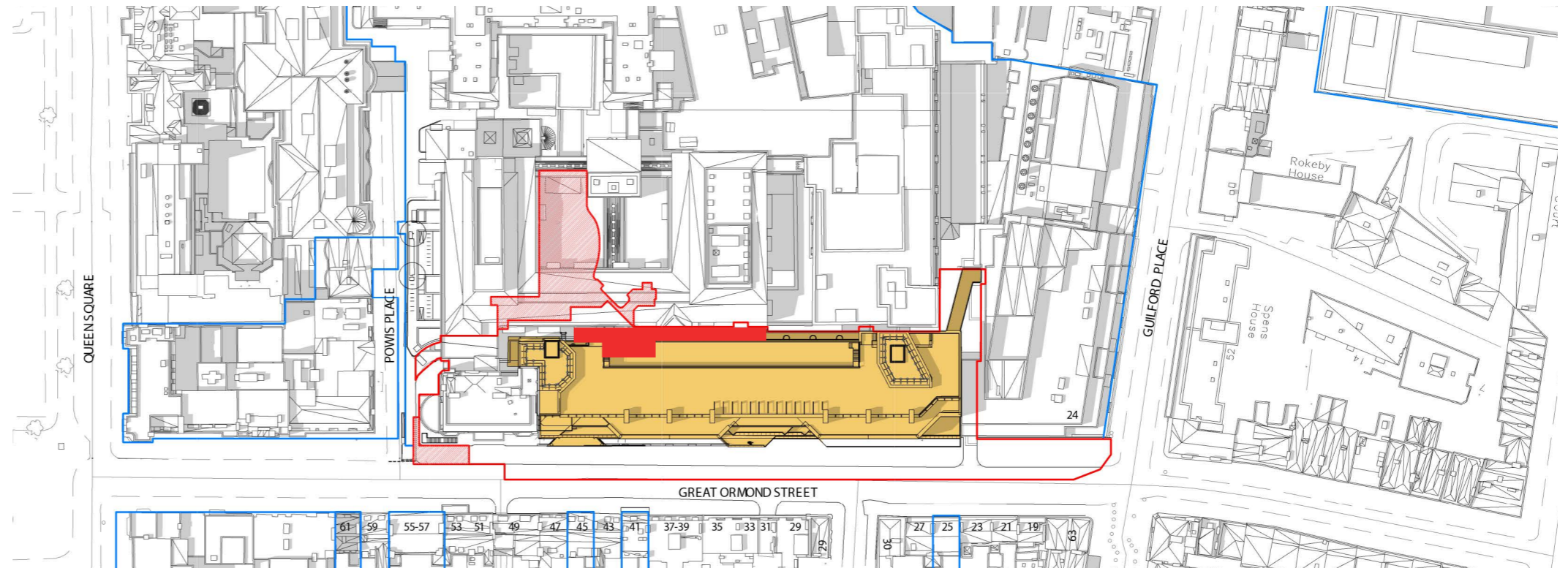
This summary design document by BDP has been prepared in support of a Planning Application in conjunction with John Sisk & Son Limited (The Contractor) on behalf of the Great Ormond Street Hospital for Children NHS Foundation Trust (The Applicant).

Following the granting of planning permission for a new Children's Cancer Centre (GOSHCCC) on 17th April (2022/2255/P), further detail has been developed in relation to site preparation and mobilisation works. The purpose of this document is to set out proposals that specifically relate to existing external Plant that services the Variety Club Building (VCB).

The proposals fall under two separate categories:

- 1) The repositioning of external plant that services the VCB but is located on an external roof terrace that belongs to the Frontage Building which is proposed to be deconstructed to enable construction of the (GOSHCCC).
- 2) The redistribution of externally mounted services to prepare the construction site and to ensure future coordination with the proposed GOSHCCC.

The extent of the works are concentrated around the retained VCB projecting 'Blip' and existing elevations immediately to the west and east of it as highlighted in solid red on the Site Location plan on this page. Design drawings have been prepared to reflect the 'As Existing', 'Site mobilisation' and 'As Proposed' conditions.



Site Location Plan - As consented LBC Planning ref 2022/2255/P

1.2 Proposals Summary

The primary proposals relate to the re-provision of and Air Handling Unit (AHU) that serves the Cheetah Ward, which is located within Level 2 of the VCB. This external plant is currently located on an external terrace at Level 4 that belongs to the Frontage Building.

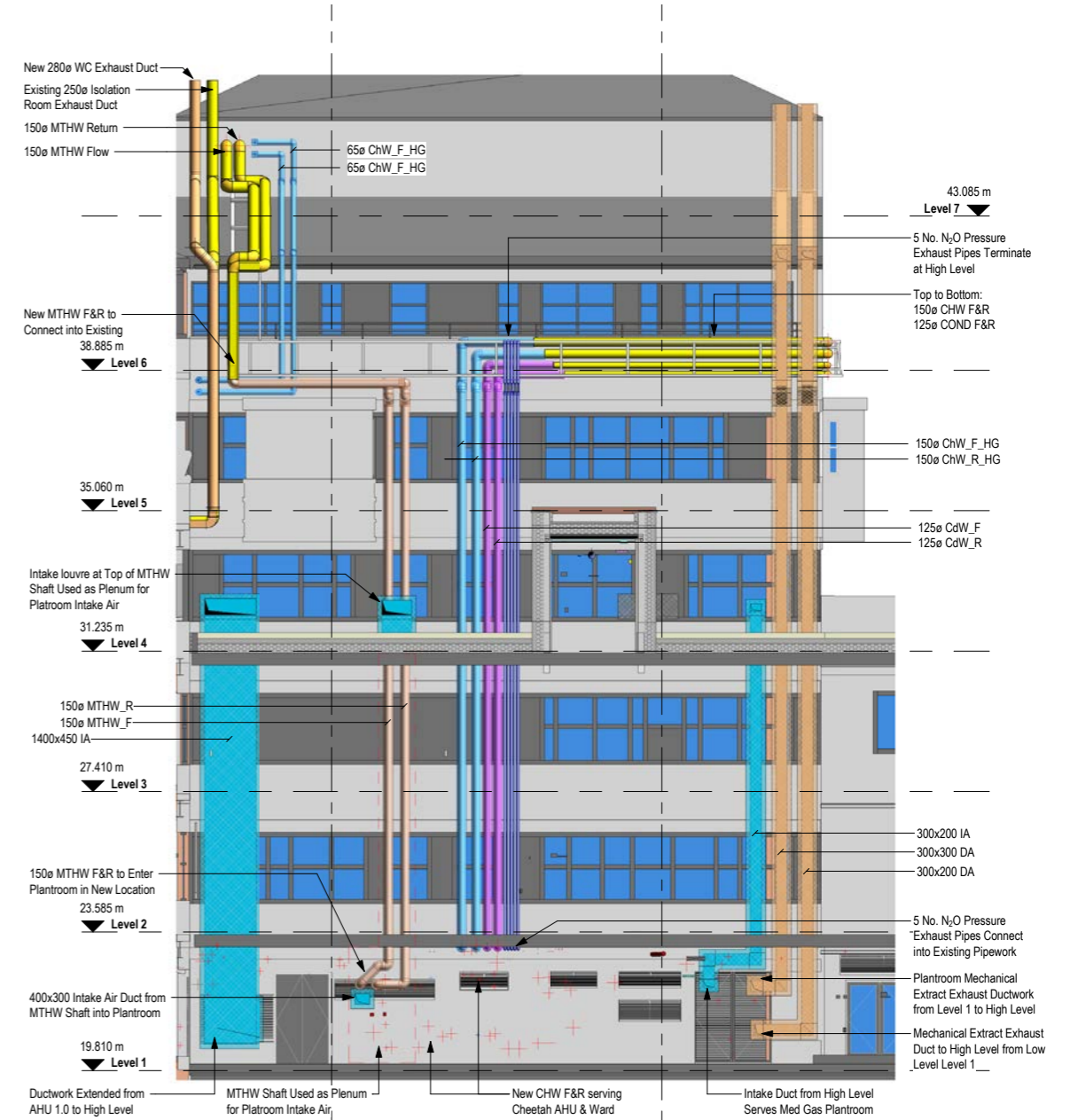
It is proposed that new AHU plant is provided at the Level 4 terrace of the projecting VCB 'Blip'. A temporary ductwork route to the Cheetah Ward will be implemented in the first instance to enable the construction of the GOSHCCC. The ultimate proposal sees a dedicated concealed ductwork route through the interiors of the proposed GOSHCCC.

The secondary proposals comprise the careful redistribution of externally mounted services to the south elevations of VCB to provide a clear site for the GOSHCCC and to address plant room requirements that will become internalised by the future proposals.

Design drawings have been developed to illustrate the temporary 'Site Mobilisation' phase as well as the GOSHCCC Proposed condition.



Proposals to re-provide the Cheetah Ward AHU on the Level 4 VCB terrace



Proposals to reconfigure externally mounted services to VCB

2. The Variety Club Building

External Building Services

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2.1 Existing External Building Services

The aerial photograph on this page captures the proposed extent of the external plant relocation. Centre to the proposals is the projecting element of the VCB, known as the 'Blip'. It exists over the 6 storeys of the VCB and features external terrace spaces over Levels 4, 5 and 6.

The external plant to be reprovided (no.4) is located on a terrace at Level 4 that belongs to the Frontage Building. The removal of the Frontage Building to make way for the proposed GOSHCCC means that this plant must be reprovided.

Externally mounted services (no.6) currently project into the proposed GOSHCCC site and some would prohibit proposed link connections at Level 4 if not redirected. VCB plant rooms at Level 1 in this location also currently benefit from louvred connections to external spaces. These will become internalised by the GOSHCCC and therefore ducting proposals from them to atmosphere are included in proposals set out within this document.



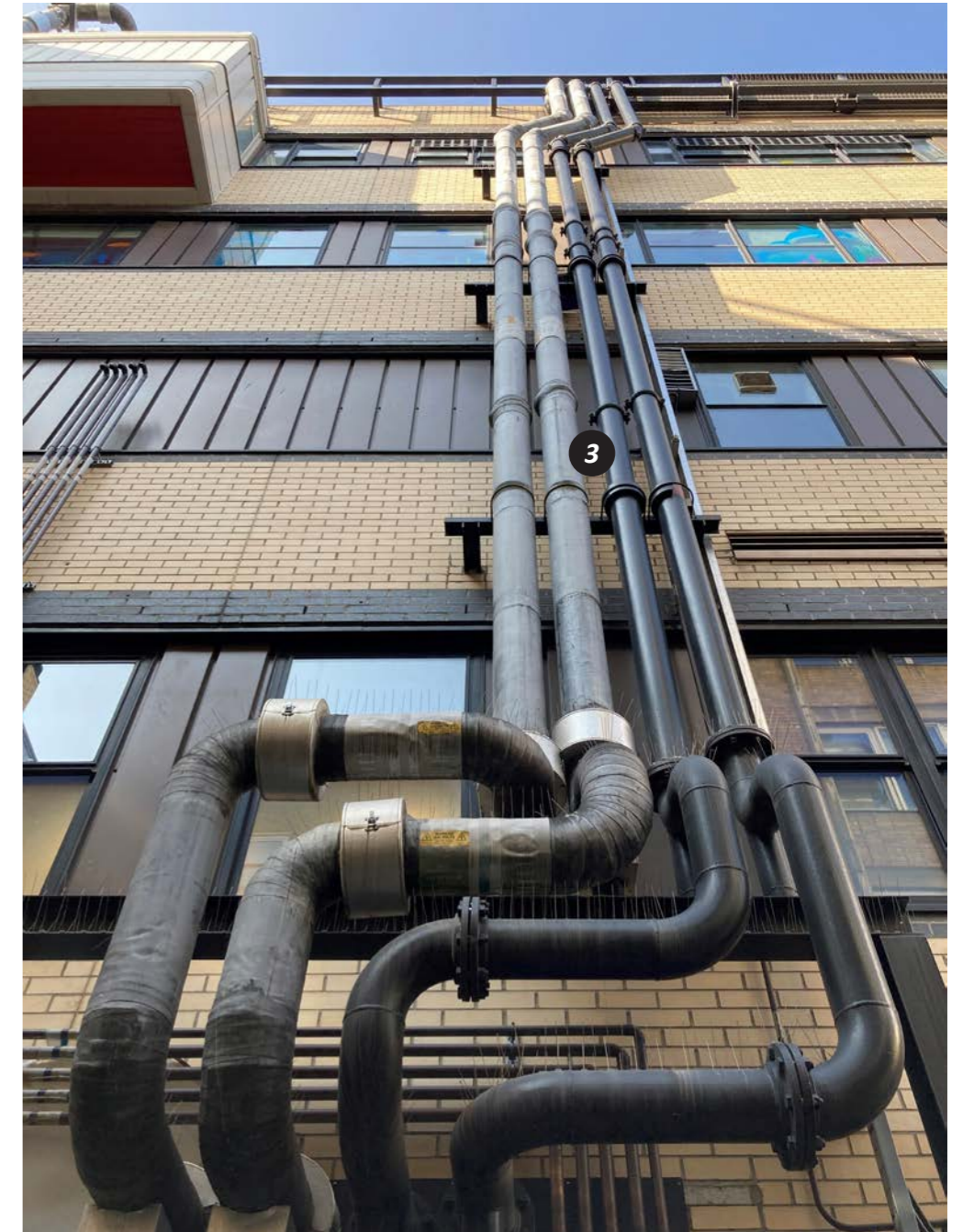
- 1 Variety Club Building (VCB)
- 2 VCB 'Blip' Level 6 Terrace
- 3 VCB 'Blip' Level 4 Terrace
- 4 External Air Handling Unit and Chiller to be reprovided
- 5 VCB Cheetah Ward (AHU servicing accommodation)
- 6 External wall mounted services to be redirected
- 7 Frontage Building (to be deconstructed)

Drone photography of the Variety Club Building, 2017

The photographs on this page illustrate the current externally mounted services. One component of the proposals will be to reduce the extent to which these services project from the VCB elevation, minimising spatial impact on the GOSHCCC site.



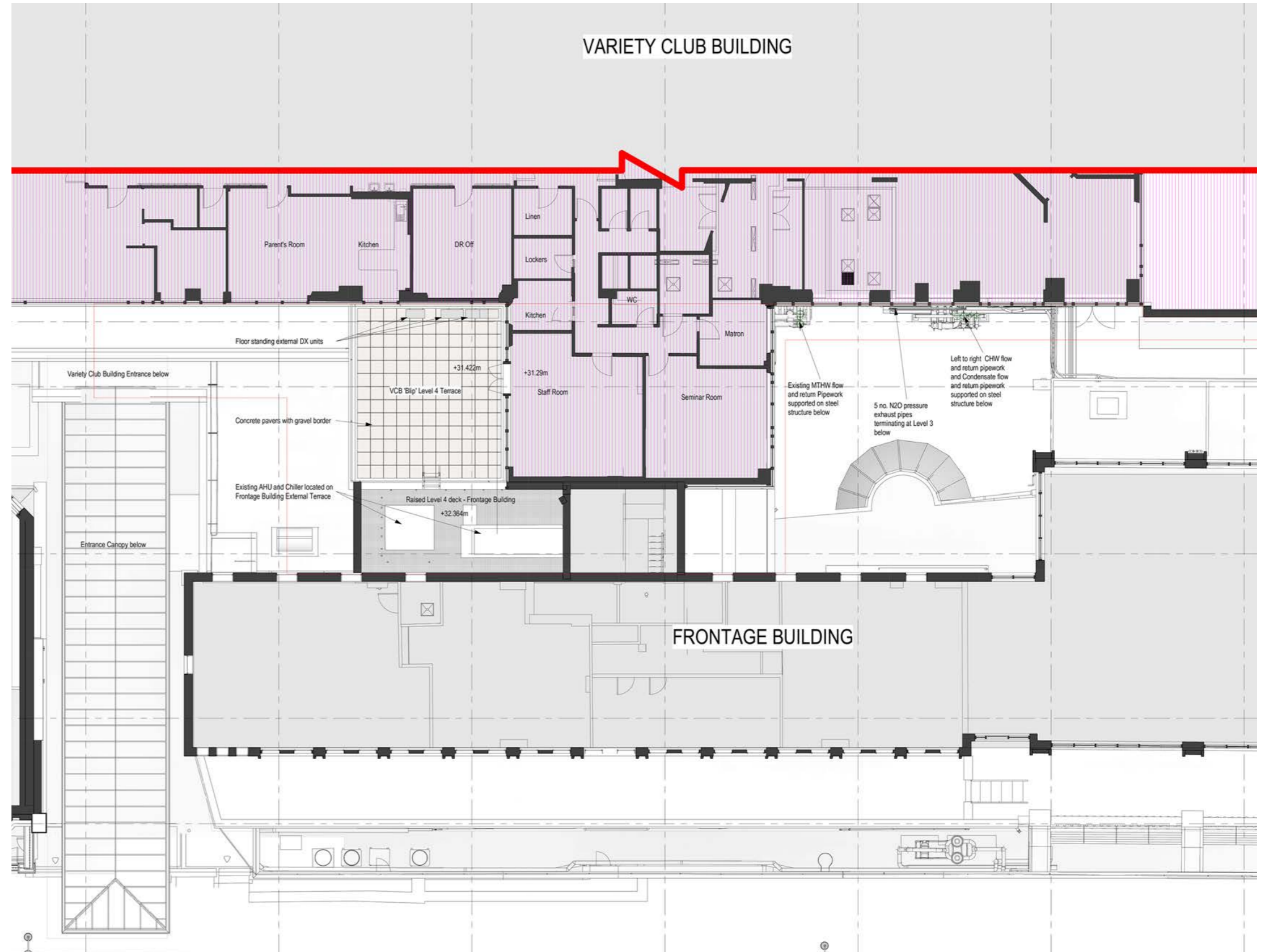
- 1 MTHW Flow and return pipes
- 2 N20 pressure exhaust pipes
- 3 CHW and Condensate Flow and Return pipes



2.2 As Existing Drawings

Level 4

An external terrace to the west of the projecting VCB 'blip' connects to a separate external area to its south that belongs to the Frontage Building. This is where the existing AHU plant is located. A series of external DX units (air conditioning units) are currently positioned on the paving of the terrace to the north adjacent to the VCB facade.

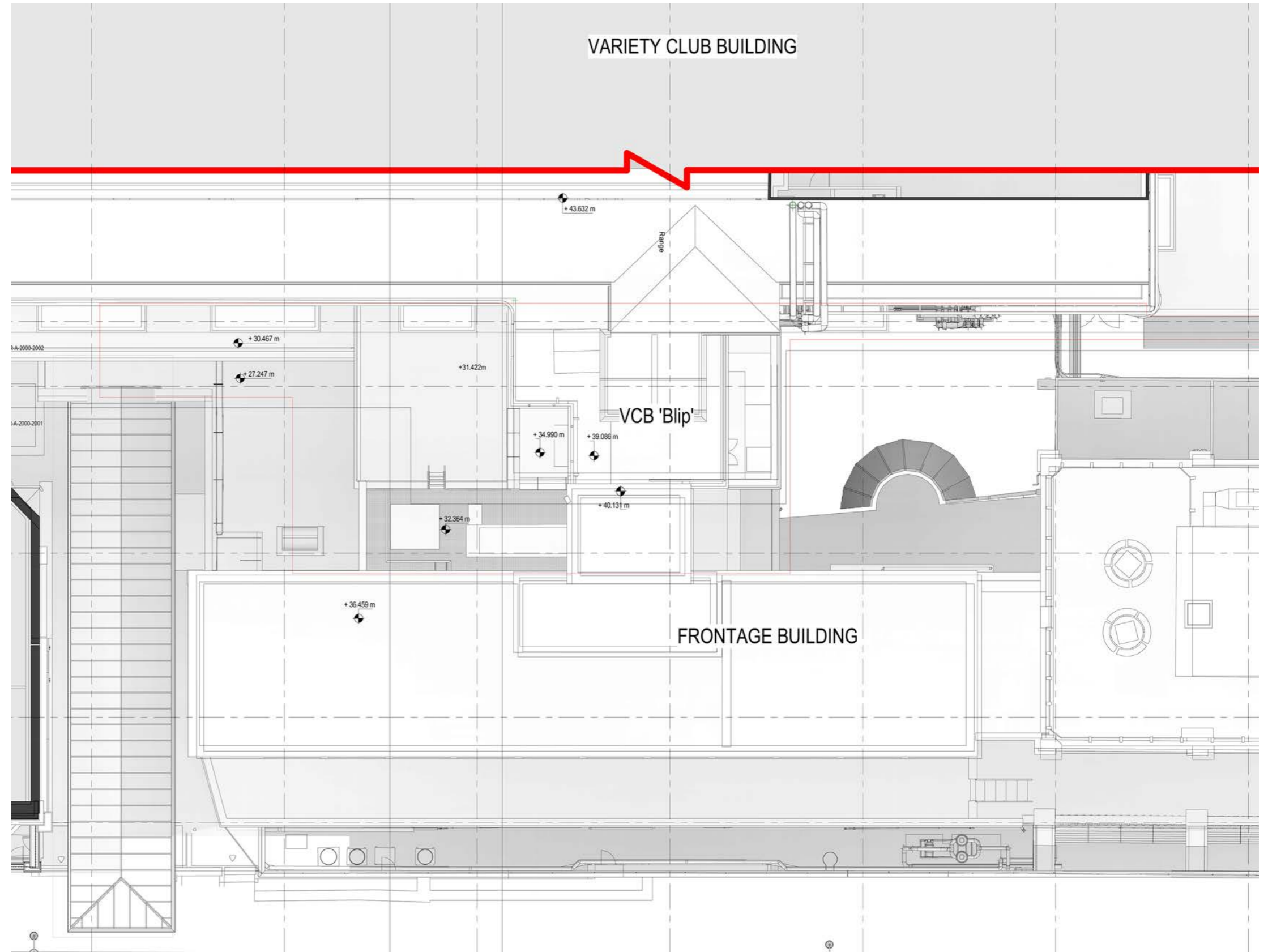


Level 4 - As Existing

Roof Plan (Level 7)

The highest occupied terrace of the VCB is at Level 6. It currently hosts external structures that enclose play space and provide associated storage.

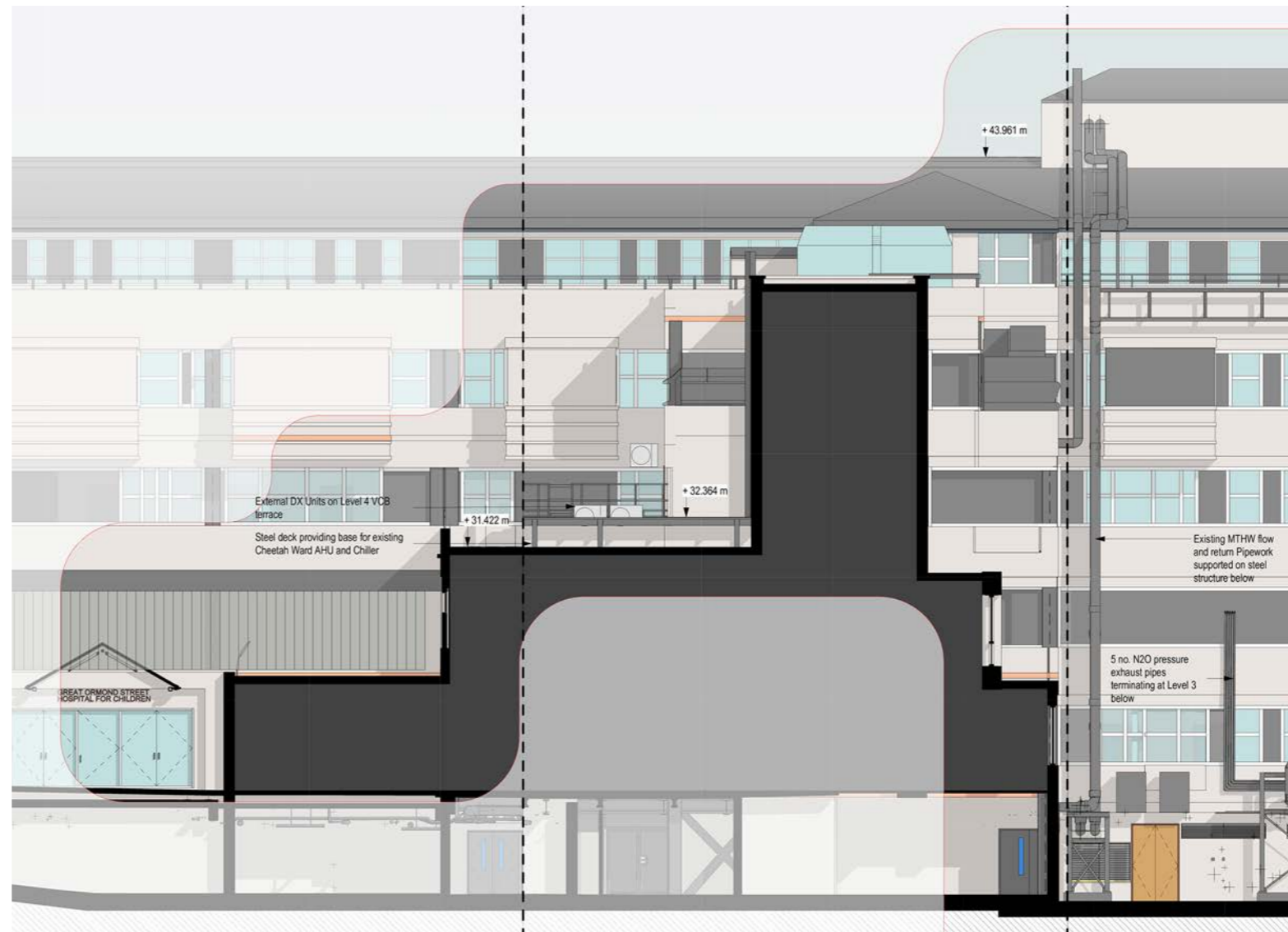
The Level 6 terrace is located to the east of the Level 4 terrace below as the VCB structure steps back at its upper levels.



Level 6 - As Existing

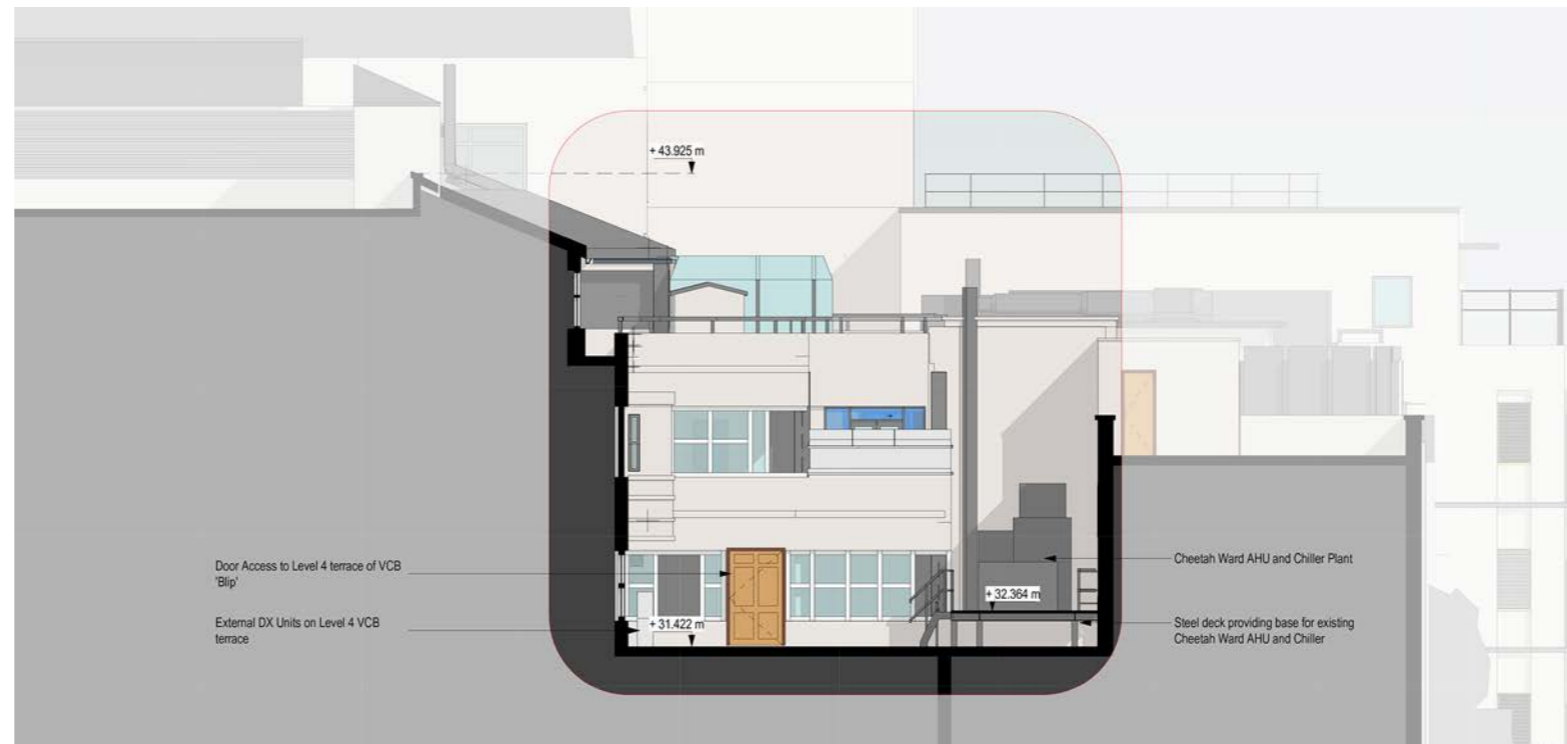
North facing section (South Elevation)

The existing Cheetah Ward AHU and Chiller are located on a steelwork framework that sits above an external terrace that belongs to the Frontage building. The steel deck lifts the existing plant above the level of the VCB terrace.



East facing section (West Elevation)

The existing Level 4 terrace of the VCB 'Blip' is accessed via a door in the building's west elevation. The external plant deck is also accessed via this piece of VCB accommodation.



2.3 Fabric Removal

To enable to site preparation and mobilisation works, it is proposed that the existing steel and glass entrance canopy to GOSH is deconstructed. This will enable access to the terraced spaces above for the installation of proposed plant.

Roof coverings at Level 4 are proposed to be lifted to enable assessment of the existing structure. Paving slabs are to be stored safely for replacement.

Windows and an existing door in the west elevation of the projecting VCB 'Blip' will be carefully removed and replaced with solid infill wall construction.

To maintain access to the external terrace, a new door opening is to be created by removing a section of window and solid cill construction to the north of the terrace.

