



hunters

Highgate Admin Block Reconfiguration

Design & Access Statement

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VERSION HISTORY

version	date	author	checked	description
XA	23 February 2024	KO	LMN	Draft Issue.
XB	21 June 2024	KO	LMN	Second Issue.
XC	1 July 2024	KO	LMN	Third Issue.

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The Report is to be read in conjunction with the following documents:

- > Planning Statement

1.0 EXECUTIVE SUMMARY

Client

Camden and Islington NHS Foundation Trust (CANDI)

Brief

Installation of 1no new Air Handling Unit (AHU) and its associated ductwork, new dirty air extractor fan and VRF units are proposed to replace the obsolete existing ventilation system serving Block M.

Location

Highgate Mental Health Centre

Dartmouth Park Hill

London

N19 5NX

Project Design Team

Architect -	Hunters
Building Services Engineering Consultant -	Bianco Sale Limited
Structural and Civil Engineering Consultant -	Hunters
Planning Consultant -	Newsteer
Cost Consultant -	MESH Construction Consultancy

2.0 HEALTH NEEDS ASSESSMENT

Background, Strategy and Key Objectives

The Hospital-based services within the North London Mental Health Partnership have their main base in the Highgate West Mental Health Centre – this building has been part of our in-patient estate for over 20 years.

Our wards have been attended to and modernised over the years with the latest fixtures and fittings. We have strived to ensure our services are environmentally safe and of good quality.

We want to now mirror this in our administration areas.

Our administration block in Highgate has been largely untouched during this period – yet the occupancy has increased and room usage has needed to diversify during this time to incorporate new equipment and ICT facilities.

As a result of this, the spaces can often feel cramped with staff reporting challenges around regulating the temperature. Due to the demand, we have also needed to use previously considered void areas such as thoroughfares to expand workspace, again with limited ventilation and air circulation.

Post Covid, and especially in a hospital environment, adequate and well managed ventilation is a key requirement to ensure healthy workspaces and the well-being of staff. Our services provide 24 hour patient facing care and as such there is limited provision for staff to work from home - we need managers and clinicians to be operating in person from the hospital buildings in order to provide the wraparound care and support.

Natural ventilation is variable of course due to variations in wind speed, climate etc whereas mechanical ventilation can provide fixed air change rates. HTM03-10 permits natural ventilation and a selection of Clauses from HTM 03-10 are as below. Clause 5.6 is most appropriate.

5.1 In order to reduce energy costs and provide a more sustainable healthcare estate and support the declared zero-carbon target, ventilation selection should be as follows:

- first choice – natural ventilation
- second choice – mixed mode ventilation
- final option – mechanical ventilation.

5.6 With natural ventilation, it is almost impossible to maintain consistent flow rates and ensure that minimum ventilation rates will be achieved at all times. However, this variability is normally acceptable in non-clinical spaces such as office accommodation, staff areas, library/seminar rooms and dining rooms, and some clinical areas such as level 0 and 1 care spaces and waiting and consulting rooms where risk of airborne infections is likely to be low. Where it is essential to always achieve a minimum ventilation rate, mixed mode or mechanical methods will be needed.

5.30 Natural ventilation is always the preferred solution for a space, provided that the quantity and quality of air required, and consistency of control to suit the requirements of the space, are achievable. If this is not the case, mixed mode or a mechanical ventilation system will be required.

In the Highgate Site Administration Block, with the ongoing usage and demand - we require a mechanical ventilation configuration in order to support its safe and optimal use.

3.0 SITE CONTEXT

Introduction

Admin Block B serves as the administrative hub for the Camden and Islington NHS Foundation Trust, situated north of the Highgate Mental Health Centre.

The designated area for the proposed works is the rooftop level of Block M, as indicated by the highlighted red zone, with supplementary information available in the accompanying drawings.

It is assured that the implementation of these proposals will not disrupt existing staff, patient or pedestrian access and circulation routes.

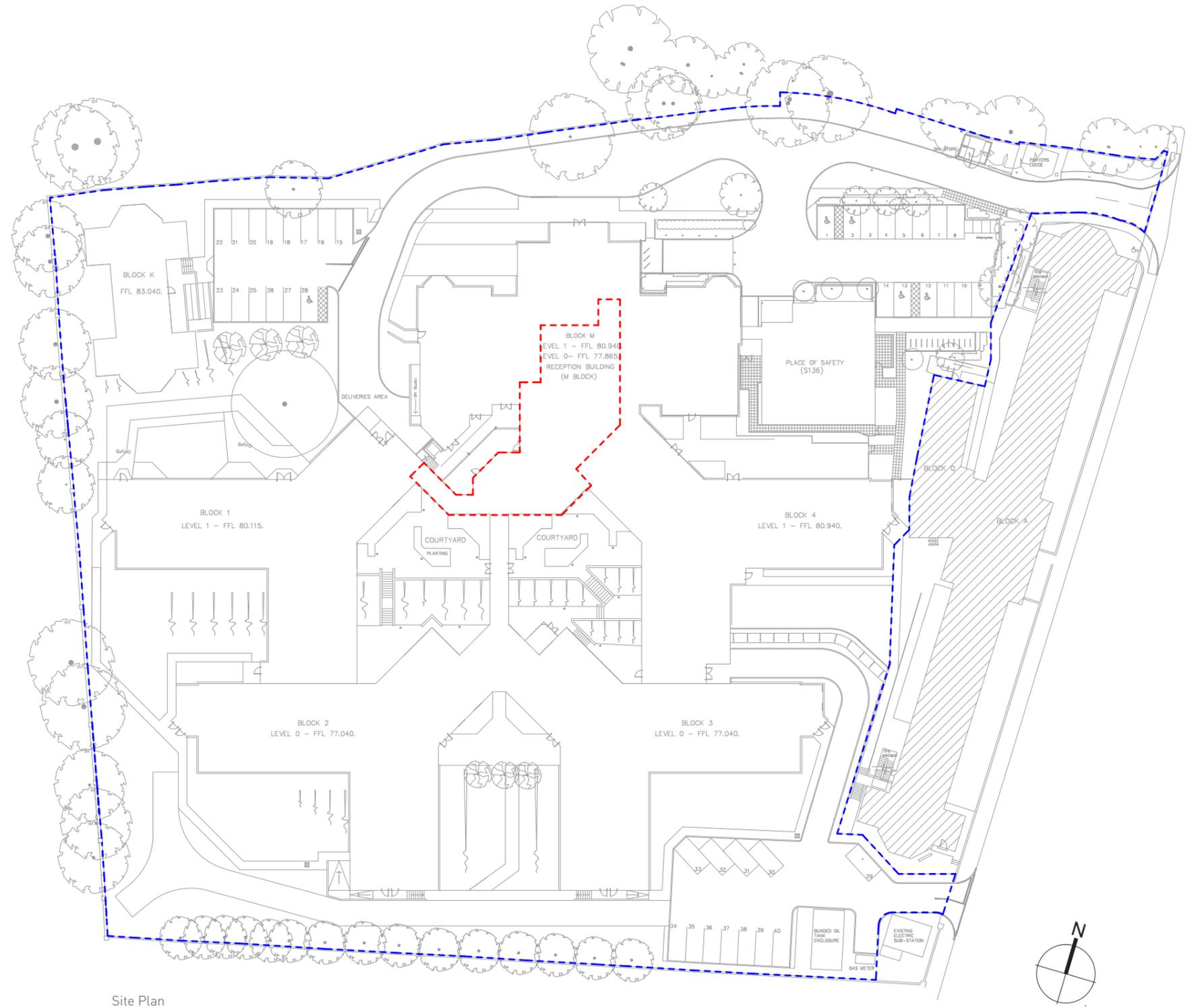
Additionally, the proposed changes will not compromise the current emergency access requirements, and there will be no adverse impact on any trees located on site.

New AHU and Plant Equipment.

The project involves the installation of a new AHU positioned on the rooftop above Block M, utilizing a raised gantry for support. In conjunction with this installation, the existing AHU, which does not serve the total areas and is currently obsolete, will undergo decommissioning, isolation, dismantling and subsequent removal.

Additionally, new VRF units will be installed to cater to the requirements of the First and Second floors.

Furthermore, a new light stair is suggested to enhance accessibility for plant inspection and maintenance activities.



Site Plan

3.0 SITE CONTEXT

Bird Eye View of Block M Highgate Mental Health Centre.



4.0 DESIGN DEVELOPMENT

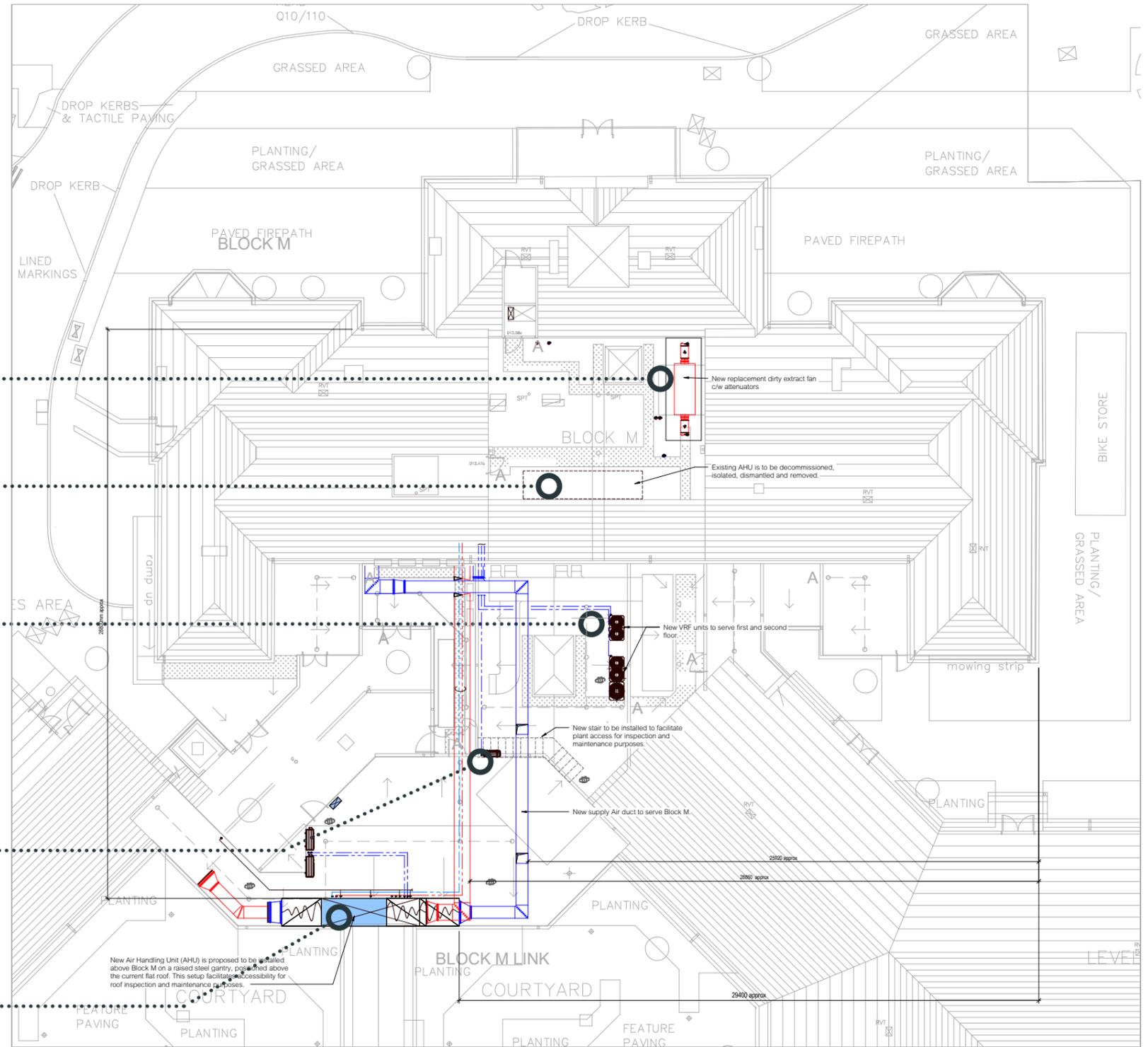
New replacement dirty extract fan c/w attenuators, existing flat roof behind existing pitched roof.

Existing AHU to be decommissioned, isolated, dismantled and removed.

New VRF units to serve first and second floor, located in roof at first floor level

New stairs to be installed to facilitate plant access for inspection and maintenance purposes, from flat roof at first floor to flat roof at second floor.

New Air Handling Unit (AHU) with supporting Air ducts is proposed to be installed above Block M on a raised steel gantry and positioned above the current flat roof at second floor.



Roof Plan Proposed



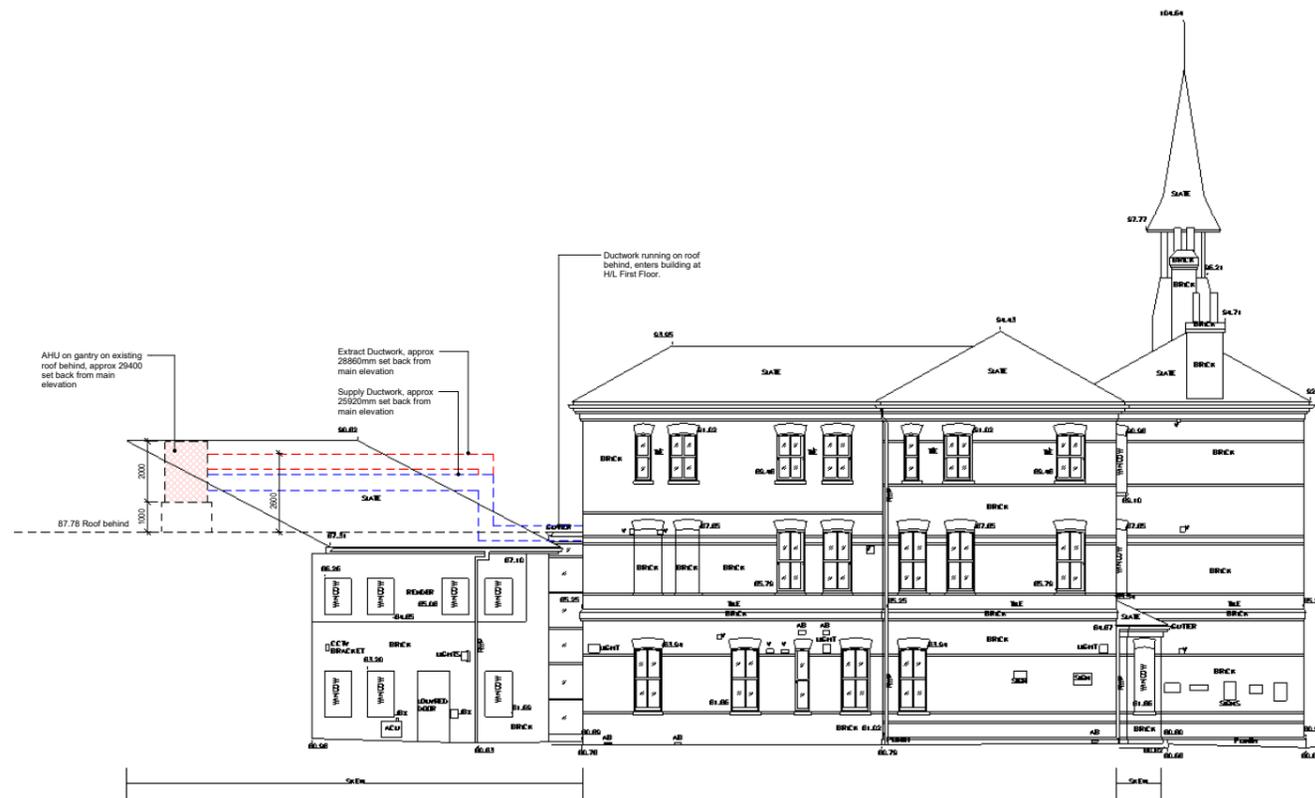
4.0 DESIGN DEVELOPMENT

Proposed Elevation

The proposed placement of the Air Handling Unit (AHU) is positioned discreetly behind the roof of the Block M entrance. This strategic location serves to mitigate the visual prominence of the plant and ductwork while also serving as an acoustic barrier. There will be no alteration to the height of the existing building



North Elevation



East Elevation

4.0 DESIGN DEVELOPMENT



Proposed view from the Dartmouth Park Hill



Proposed view from the North East Side of Compound (applicants land)



Proposed view from the North West Side of Compound (applicants land)



Existing view from the Dartmouth Park Hill



Existing view from the North East Side of Compound (applicants land)



Proposed view from the North West Side of Compound (applicants land)

5.0 CONCLUSION

Conclusion

The proposals outlined in this document serves to adapt and update the existing facilities to meet the increasing demands of the hospital.

Taking into consideration the available space and site limitations, the design ensures that the proposed developmentn does not impact harmfully on the character of the area.

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