ANSELL + BAILEY

PROPOSED NEW FENCING AND ASSOCIATED WORKS FOR MANUFACTURING PHARMACY ROOF PLANT

DESIGN AND ACCESS STATEMENT

Royal Free Hospital

Pond Street

London NM3 2QG

Royal Free London NHS Foundation Trust

Nov 2024

Rev 00

NHS
Royal Free London
NHS Foundation Trust

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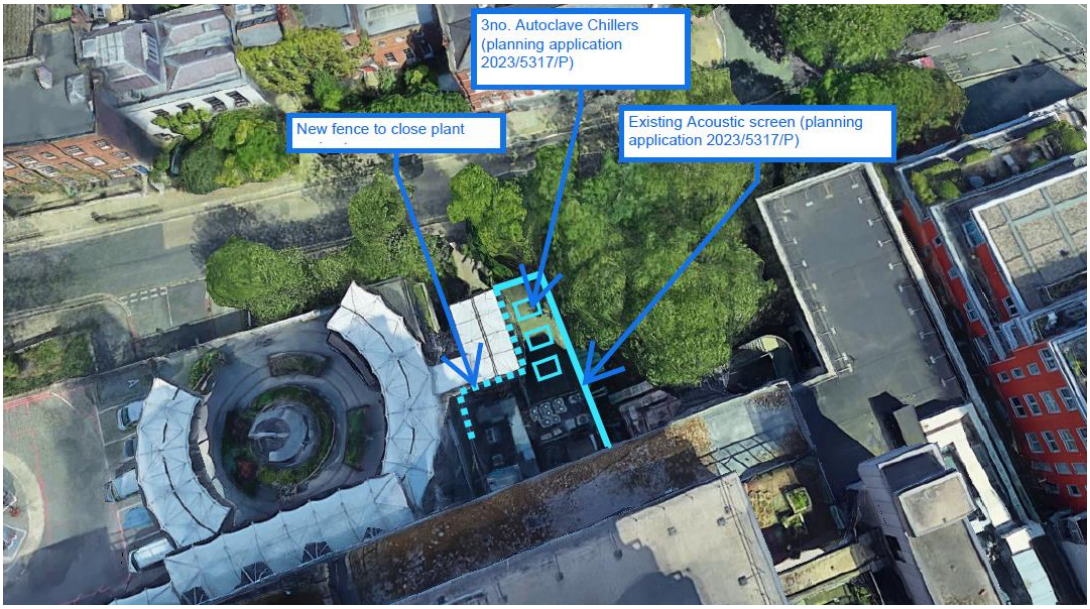
1 DESCRIPTION OF THE PROJECT

1.1 Overview

This project involves installing a fence and support structure to fully enclose the rooftop plant area located on the Pharmacy extension. The enclosed area, shown below, includes three new chillers and acoustic screening, as outlined in planning application 2023/5317/P. As part of that application, two sides of the roof perimeter were already fitted with acoustic screens. The hospital now intends to secure the entire plant perimeter to prevent unauthorized access or interference with the equipment.



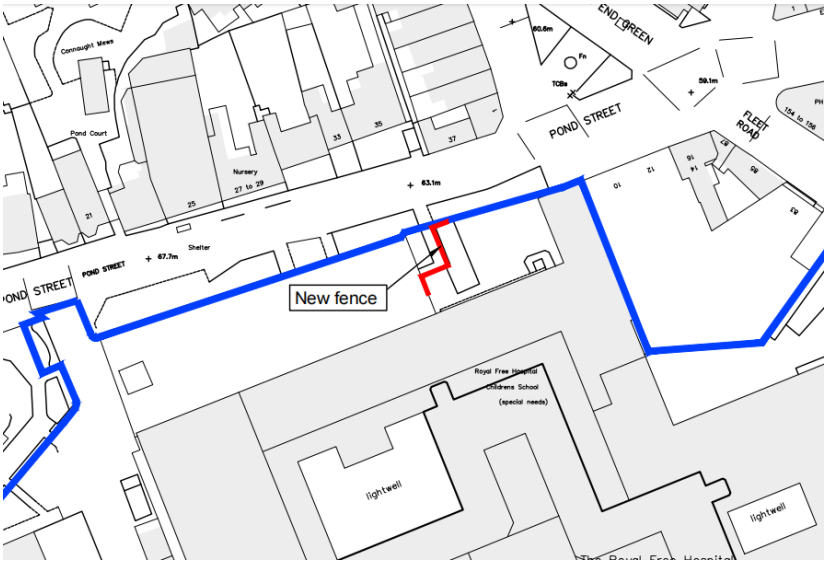


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Image 1. Location of new fence to enclose existing pharmacy roof plan (LGF level)

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The existing plant area is currently open on three sides, while the other two sides are enclosed with acoustic screens installed as part of planning application 2023/5317/P. The lack of fencing on these three sides has created security concerns, as it allows unauthorized access to certain systems and equipment.

This access poses two main issues:

- The existing AHU (Air Handling Units) and chillers support various hospital areas, and any service interruption could impact essential hospital operations. Unauthorized access has occurred, potentially jeopardizing the hospital continuous operation.
- Access to this plant area also presents a physical safety risk. If individuals outside of authorized maintenance or hospital staff enter this space, they may be at risk of injury. The platform, plant, and railings were not designed for public use.

The Trust has decided to mitigate or eliminate these risks by building a fence that will fully enclose the area and prevent access by any unauthorized persons.

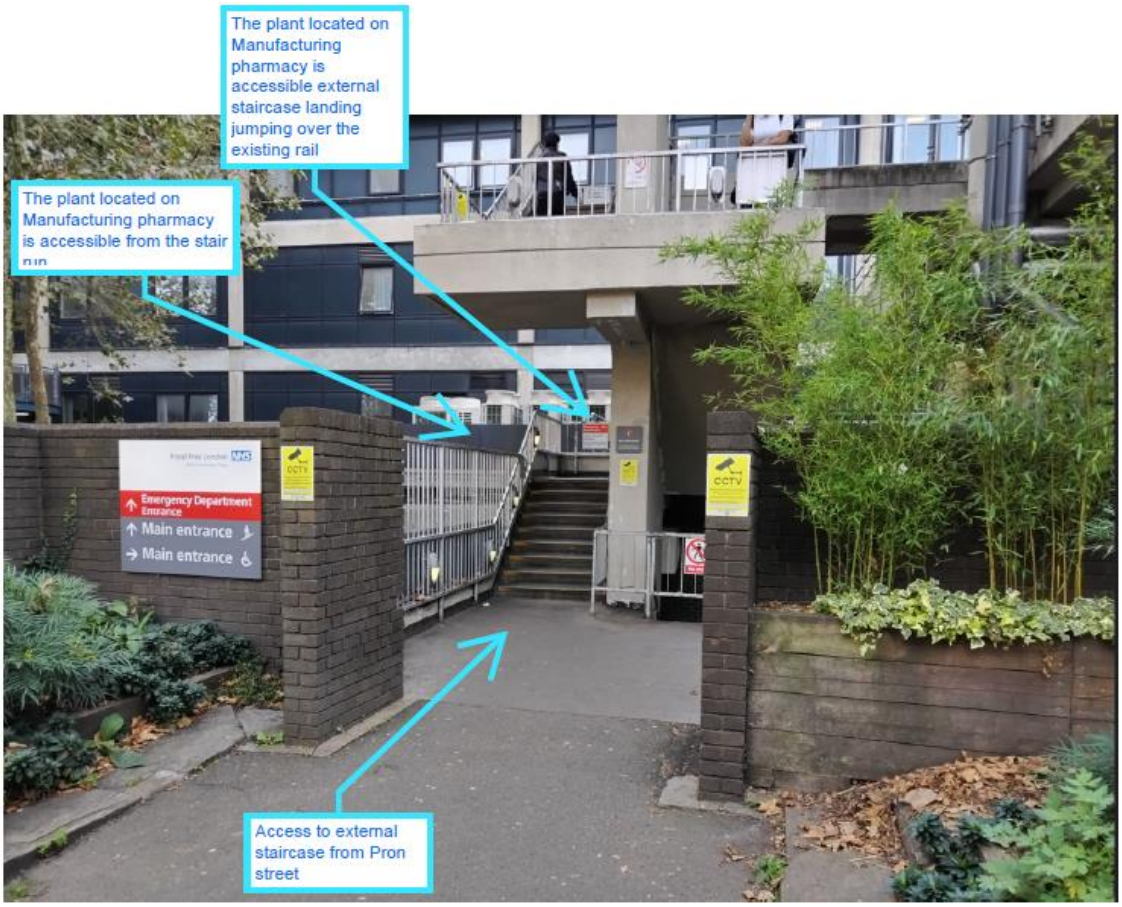

Image 2. Pond Street external concrete stair (Road access placed between Service level and LGF level)

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3 DEMOLITION WORKS

The proposal does not involve any demolition works but the removal of trespa panels located railing as per the snip below. The supporting railing for these panels will be demolished too to facilitate the installation of the fence structure and panel.

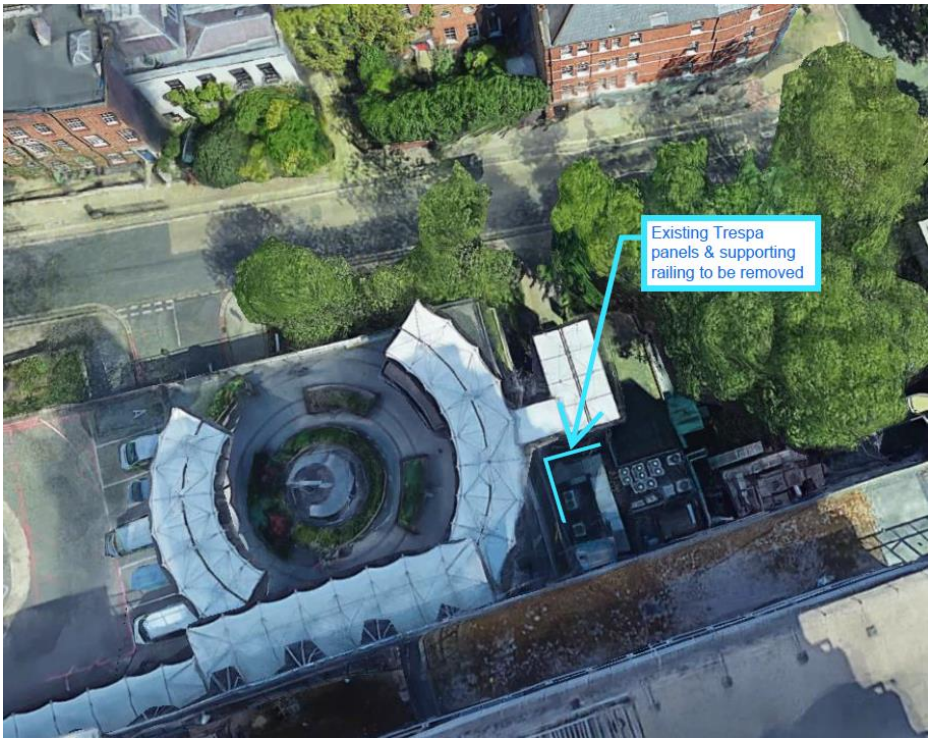

Image 3. Existing railing: trespa panel railing to be remove to facilitate the installation of the new fencing

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4 PROJECT DESCRIPTION

The project involves installing new fencing on three sides of the existing LGF plant, located above the manufacturing pharmacy. The fence consists of two main elements:

4.1 New supporting structure for the fencing:

Vertical SHS (Square Hollow Section) posts will be installed along the three open sides of the plant area. These posts will extend from the existing steel-frame plant platform above the pharmacy manufacturing area to the LGF soffit and the external concrete staircase.

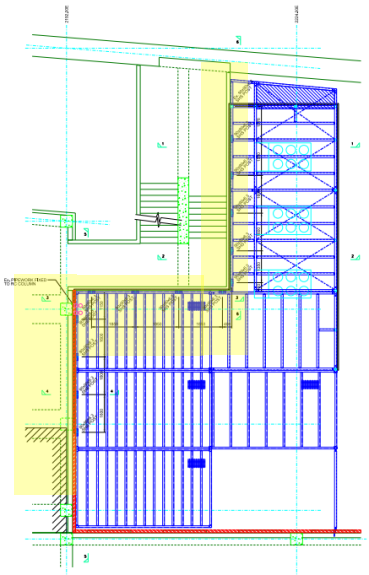

Image 4. Existing steel frame supporting plant located on top of manufacturing pharmacy roof (LGF level)

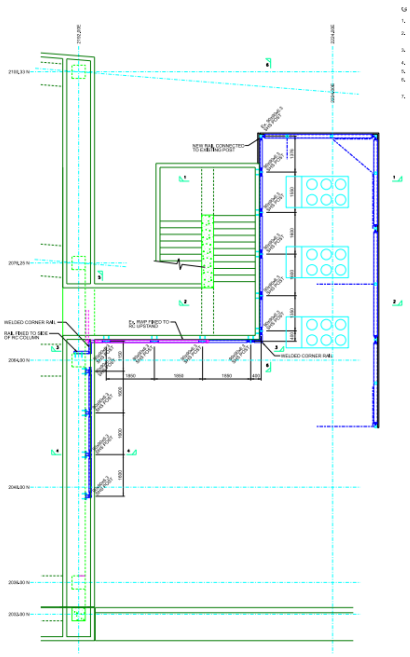

Image 5. Proposed posts to support new fencing closing the existing plant

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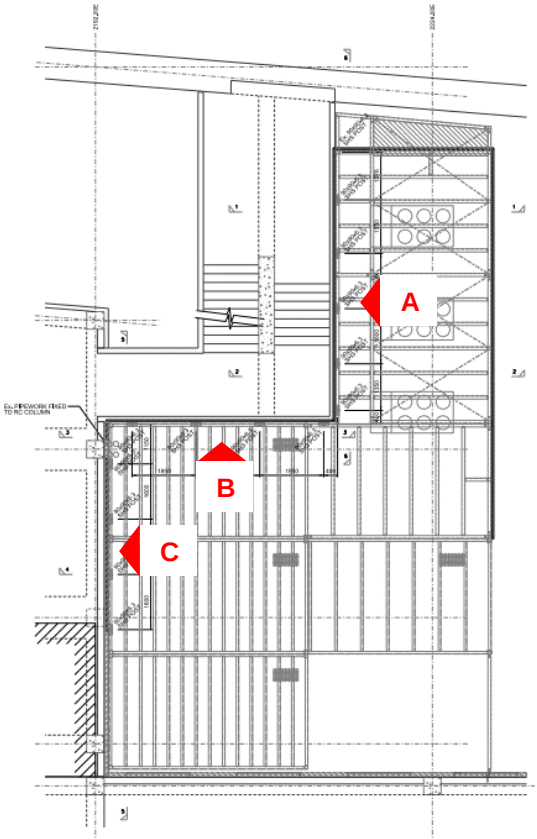
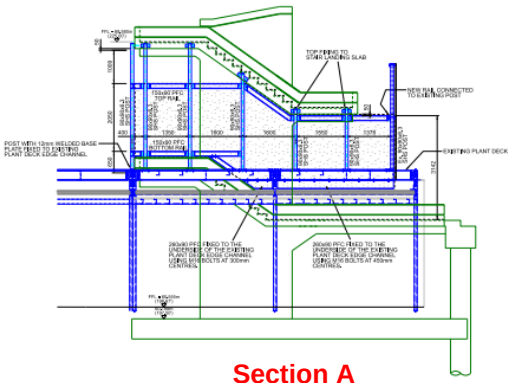
4.2 Perforated powder coated metal screen

The fencing panels are perforated powder coated metal screen (mild steel, thickness 2-3mm, 45° Staggered Round Hole perforated metal panels, powder coated finish, colour to be goose wing RAL 7035 bespoke size; 60 mm margin, 3 mm diameter holes at 7.5 mm pitch; 25%).

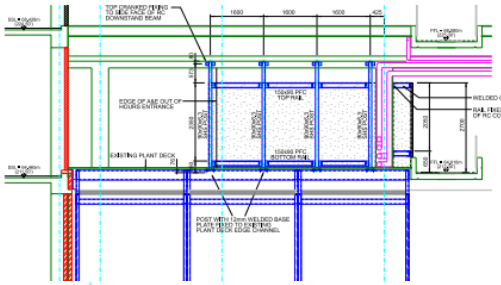
These panels, 2 on each posts bay, one on top of each other to facilitate its installation, will be fixed to pre-drilled powder coated posts using screws.

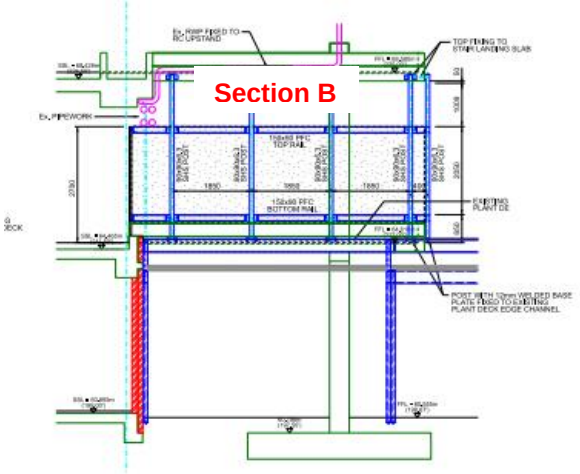
One of the panels will be hinged to allow access for maintenance.





Section A





Section B

Section C

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5 HAMPSTEAD CONSERVATION AREA, PROJECT IMPACT ON VIEWS

The Royal Free Hospital site borders the Hampstead Conservation Area, known for its architectural heritage and historical significance. Within this area, several buildings on Pond Street, directly opposite the hospital, contribute significantly to the area's character and aesthetic appeal.

The proposed fencing, intended to restrict access to the Manufacturing Pharmacy roof plant, is visible from Pond Street but mostly screened by trees. Additionally, the existing concrete stairwell and acoustic screens around the plant help block the view from the buildings across the street.

Image 18. Hampstead Conservation area.

Overall, the setting, character and special interest of the adjacent conservation area will be preserved by this proposal.

Image 19. The buildings on Pond Street within the conservation area have direct views of the new fencing but they area almost screened by the trees and existing Acoustic panels.

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6 ACCESS CONSIDERATIONS

The new fence does not mean any impact in terms of access to the building.

7 CONCLUSION

In conclusion, the proposed fencing has been designed in a way that preserves the aesthetic integrity of the building and the surrounding area. Positioned in such a manner that it remains largely hidden from pedestrians along Pond Street, the fence will not detract from the visual appeal of the site.

On the contrary, its installation will bring significant improvements to the overall security of the hospital, ensuring the safety of both the building and the individuals who move around it. Moreover, the fence offers a visual enhancement by effectively screening the Manufacturing Pharmacy plant, which is currently visible and disrupts the area's visual cohesion. This thoughtful addition will help to maintain the area’s character while addressing important functional needs.

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