Great Ormond Street Children's Cancer Centre (GOSHCCC)

2024/5700/P Condition 21 Supplementary information

Supplement to GOSHCCC-BDP-ZZ-ZZ-RP-C-1100-2000

Rev: P01

Date: 31/01/2025



Built Original.

Quality Information

| Revision | Revision Date | Details | Prepared by | Checked by |
|----------|----------------------|---|-------------|------------|
| P01 | 31/01/25 | Supplement to GOSHCCC-BDP-ZZ-ZZ-RP-C-1100-2000 | MB | EB |



Contents

| Introduction | | |
|---|---|--|
| 2024/5700/P Further Information | 3 | |
| Green Roof Maintenance | | |
| Maintenance Plan | 4 | |
| Health and Safety | | |
| Significant Hazards and Risk Assessment | 5 | |



Introduction

2024/5700/P Further Information

Information has been provided to discharge Planning Condition 21 in relation to the proposed Children's Cancer Centre project at Great Ormond Street Hospital. This document has been prepared to provide further information to enable recommendation for approval for the following reasons:

- Details have not been provided in the maintenance plan on the maintenance to be carried out on the green roofs, as required by Condition 21.
- 2. Information on the health and safety risks as related to design have not been provided.

To address the above, this document is provided to:

- 1. Show that the required maintenance tasks and frequency have been included in the maintenance plan to be followed for the lifetime of the development.
- 2. Explain the health and safety risks related to the design and how these are mitigated.

Green Roof Maintenance

Maintenance Plan

A Landscape Management and Maintenance Schedule for soft landscape and intensive green roofs has been prepared (GOSHCCC-BDP-ZZ-ZZ-RP-L-9000-0001).

This confirms the recommended maintenance schedules for trees, shrubs and herbaceous perennials, and intensive green roof in line with the proposals. It outlines frequency, action and responsibility for maintenance against each of those elements of the landscape proposals.

It is noted that the detailed proposals for landscape include independent planters which sit above the roof waterproofing line. In the context of drainage, water is directed to gutters, channels and rainwater outlets within the flat roof systems. Raised floor systems to external spaces enable paving to be lifted in order to gain direct access to those channels and rainwater outlets. Outlets have been positioned so that they outside the footprint of planters meaning that they can always be directly accessed.



Health and Safety

Significant Hazards and Risk Assessment

A comprehensive significant hazards and risk register has been maintained throughout the design stages of the project.

Green Roof areas

The proposals feature accessible external green spaces at each occupied level above street. External balconies and a substantial roof garden spanning the length of the proposal host considerable areas of greenery, typically within planters. Highlighted risks and their mitigations through design that are specific to the proposed green roof areas are as follows.

13 – Working at height during the access and maintenance of the proposals.

Potential risks associated with the proposed balcony edges and planters were identified during the design development stages. Proposals include 1400mm high railings to roof perimeters. This dimension is clear from the adjacent floor level and accounts for any horizontal upstands at floor level.

86- Risk of falling from roof gardens/balconies/green roof when maintaining gardens

Mitigation as described above.

91- Risk of building users falling form height

Planters on balconies have been designed to maintain a minimum distance of 900mm from the perimeter so as not to provide a climbing opportunity adjacent to an edge.

Drainage Proposals

The drainage proposals, as articulated in the primary document relevant to condition 21 (GOSHCCC-BDP-ZZ-ZZ-RP-C-1100-2000), have been developed on the basis of the following considerations:

- Minimising the depth of excavation required for the below ground attenuation tank;
- Designing drainage to run within the structural basement slab rather than below it to avoid complications based on the ground water table;
- Coordinating the drainage to avoid existing services and to prevent new installation in close proximity to existing services.

The basement attenuation tank has been provided with two manhole covers to enable access for occasional cleaning. This provision ensures a contingency should one cover be inaccessible or assistance is required to one inside the tank. Access ladders will be provided in the chamber for maintenance crew to get in and out of the tank.

Highlighted significant hazards and risks and their mitigations through design specific to the proposed drainage strategy are as follows.

29 - Future access to rainwater hoppers and drainage runs around the external elevations.

The designs include a combination of vertical rainwater pipes that drop within dedicated risers through the building and those at the perimeter of the design which are concealed within the generous depths of façade. Access points are included on a level by level basis for those within dedicated risers. These are all accessed from the floor plate, mitigating any risk of fall.

Balconies drain above a suspended soffit and enter the building's facade to limit external runs. Where

GOSHCCC

these rainwater pipe drops are concealed in the façade, opening panels in the façade, accessed from the adjacent balcony surface are provided every other floor level.

Drainage routes have also developed to avoid crossing over clinical spaces where feasible.

34-Deep excavation for basements pose risk of falls

Designs have been developed on the basis of minimising the requirement for excavations. This is also advantageous in relation to the established water table.

