

ROYAL FREE HOSPITAL - MAIN ENTRANCE REMODELLING DESIGN AND ACCESS STATEMENT

JOB NO.07018 26 MARCH 2007

REVISION A: 2ND APRIL 07-REVISED PARKING NOS.

1.0 Purpose of this Statement

- To help all parties to understand the proposals.
- To give a brief site analysis
- To identify design objectives
- To explain design solutions
- To reference relevant planning policies and guidance.

2.0 History

Planning permission was granted for the external elements of this proposal in September 2001, reference PEX 0100353/R1, case file F8/7/C. This permission expired without a start being made due to a lack of funding. The Trust is still very committed to the scheme which will make significant improvements to the hospital entrances for patients, their carers and staff. The current proposal includes improvements to the building entrance at upper ground floor level. Funding has now been allocated.

3.0 Site Analysis

The main entrance to the hospital is off Pond Street at upper ground floor level with the accident and emergency entrance immediately below. Neither level has a one way traffic route and considerable congestion is evident. There is inadequate parking for the disabled, ambulances and drop off areas. That which there is does not meet current standards.

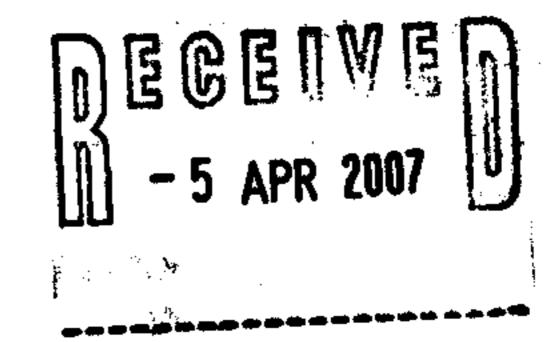
Traffic at present enters from and exits to Pond Street at both levels. There is a one way exit via Rowland Hill Street.

Pedestrian access is poor, there are few complete protected routes to the entrances, pavements are not continuous and zebra crossings are badly laid out or lacking altogether. Hazards include high kerbs, road islands, low bollards and poor surfaces.

A strip of soft landscape and trees between the Pond Street pavement and the hospitals boundary wall belongs to LB Camden. The large mature plane trees and sycamore were inspected with the authority's tree office in 2001.

4.0 Design Objectives

- To create a one way traffic flow at each level.
- To significantly improve parking for short stay, disabled, drop off, taxis, ambulances, bikes and deliveries.
- To provide clear and complete pedestrian routes.
- To improve accessibility and remove hazards.
- To better separate public vehicles and ambulances.
- To improve signage.
- To improve lighting.
- To protect the trees on the Pond Street frontage.
- To improve entrances.





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5.0 Design Solutions

- 5.1 One way systems are indicated at each level and are designed to allow for as much of a tail back as possible to be contained on site.
- 5.2 Parking numbers are improved for all users:-

General spaces (including short stay)

Disabled badge spaces

Taxi spaces

Ambulance spaces

Motor cycles & bicycles

from 17 to 18

from 13 to 17

from 3 to 6

from 9 to 13

parking is centralised and increased to

discourage ad hoc parking and provide space for

100 plus.

- 5.3 Parking space sizes will be to current standards.
- 5.4 Complete pedestrian routes have been considered from each direction with zebra crossings as appropriate. A safe pavement area across the whole frontage of the hospital has been included with a clear delineation of pedestrian and vehicle zones.
- 5.5 The design of the external works benefited generally from an access audit in 2001, this will be reviewed as the design progresses. For example raised kerbs will largely be replaced with flush ones and all low bollards will be removed.
- 5.6 One way flows and better parking facilities all help to improve separation of public vehicles and ambulances.
- 5.7 Signage will be completely overhauled taking into account NHS and RNIB guidance.
- Improvements to external lighting will include a scheme to completely relight the lower ground floor area and improvements to entrance areas. This will tie in with lighting to the staircase to the east of the main deck recently granted permission.
- 5.9 The trees on Pond Street are on LB Camden land and not maintained by the Trust. The proposed works do not directly effect the trees but some protection will be required at ground level which was previously agreed with the tree officer and which will be reviewed. Lopping of overhanging branches is to be reviewed.
- 5.10 Improvements to the entrance will include infilling part of the colonnade along the Pond Street frontage to provide effective draft lobbies on this north facing elevation, a more prominent Patient Advice and Liason Service (PALS) office and an area of expansion for the Imaging Department which is to be remodelled.

6.0 Conclusion

This scheme represents an opportunity to improve many aspects of the hospital entrances which will benefit patients, staff and those in the neighbourhood generally.

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