



**University College London Hospitals**  
**Phase 5 Development**  
Huntley street, Bloomsbury, London

**Design and Access Statement**  
27<sup>th</sup> February 2015

**Steffian Bradley Architects**  
**& Pilbrow and Partners**  
on behalf of NHS Foundation Trust





Huntley street looking North





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Huntley street looking South





# 1.0 Executive Summary

This Design and Access Statement introduces the application proposals developed by Steffian Bradley Architects and Pilbrow and Partners LLP for University College London Hospitals NHS Foundation Trust. The proposals form Phase 5 of the hospital’s campus enhancement and modernisation plan with proposals for a specialist outpatient facility for ear, nose and throat medical care.

The proposals look to develop a new building of exemplary quality complementary to the site’s setting. The proposals draw precedent from the surrounding townscape and seek to address the transition between the institutional scale of buildings to the north and the domestic scale of the apartment blocks to the south.

The new building has been designed to accommodate a new state of the art clinical facility, retaining the site’s historic medical land use. The medical facilities will be accommodated in six storeys above ground and three storeys below ground.

The building’s envelope design serves to complement its internal plan arrangement providing both spacious well lit public and private spaces appropriate to the clinical brief. The building’s architectural contemporary expression references its past both through its scale and grain and sympathetic palette of materials, which draw on the established language of the local townscape and skyline.

The building benefits from a legible central public entrance placed on Huntley Street with back of house service areas accessed from an enhanced Shropshire Place. The building is carefully placed in the street scape, with a strong building line to Huntley and Capper Street, reinforcing the pedestrian character which is evident in this part of the Bloomsbury Conservation Area.

In townscape terms the building restores the street wall and proposes a traditional tripartite hierarchy. It will serve to enliven and activate the street edge, enhancing the pedestrian experience and public realm on all three street frontages.

The site is presently occupied by two independent vacant buildings - the former Royal Ear Hospital and the former University College Medical Students’ Union building and is situated within the Bloomsbury Conservation Area in the London Borough of Camden. The site has been identified as a development opportunity by Camden Council in its adopted 2014 Fitzrovia Area Action Plan forming part of the Local Development Framework. The proposals also reflect the aspirations of strategic planning policies for this part of the Central Activities Zone.

The proposals have been developed in consultation with officers of the London Borough of Camden and informed by comprehensive analysis of each of the individual buildings architectural and historical significance. Through careful study it is proposed to demolish the existing individual buildings and to replace them with a single building, designed to respond to its setting and drawing precedent from the local townscape.



**Welcoming entrance and reception**  
 Steffian Bradley Architects - Brierley Hill Hospital



**Patient-focused design**  
 Paul Treacy - Kings Mill Hospital

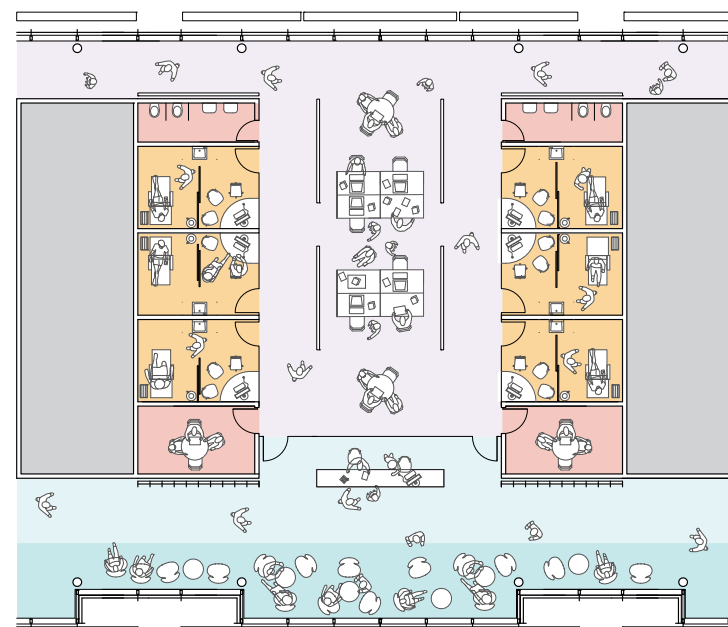


**Efficiency**  
 Steffian Bradley Architects & Pilbrow and Partners - Phase 5 development





**Adaptability**  
Paul Treacy - King Edward Hospital Bermuda



**Clinical innovation planning - On Stage / Off Stage**  
Steffian Bradley Architects - Phase 5 development

## 2.0 Design Principles

### 2.1 Internal Organisation: An exemplary clinical facility

Phase 5 is designed to create a patient focused clinical facility providing the highest standards of care in the specialist areas of ear, nose and throat medicine. Its internal organisation has been shaped by ten key objectives:

#### **Welcoming entrance**

Hospital visits can be stressful for patients and users. The first part of this journey needs to be as stress free as possible. Locating the main entrance clearly on approach to the building is important.

#### **Patient-focused design**

The quality of the patient experience is central to the design of the Phase 5 building. It should provide welcoming and generous spaces for all patients and visitors to the building.

#### **Efficiency**

The outpatient facility should provide an exemplary environment for patients, users and staff to facilitate the highest standard of care. The design of the outpatient facility should integrate the needs of the users into a coherent and operational structure.

#### **Adaptability**

The building should be designed to facilitate change as the building flexes and adapts to respond to the changing clinical needs now and in the future.

#### **Clinical innovation planning – On stage / Off stage**

The design team have developed an innovative floor plate to maximise the efficiency of the floor plate and also provide a positive user experience for the public and the staff.



**Access to light and external views**  
Steffian Bradley Architects & Pilbrow and Partners - Phase 5 development



**Waiting areas**  
Fielden Clegg Bradley Studios - Dyson Centre for Neonatal Care



**Art integration**  
Steffian Bradley Architects - Brierley Hill Hospital



## 2.0 Design Principles

### 2.1 Internal Organisation: An exemplary clinical facility



#### Child friendly design

Steffian Bradley Architects - Stanley Primary Centre



#### Safe and secure operational facility

Steffian Bradley Architects - Gravesham Community Centre

#### Access to light and external views

Evidence based design has validated that access to natural light and external views can assist and de stress patients specifically in clinical waiting environments.

#### Waiting areas

The Phase 5 building is an outpatient facility which will serve the needs of the public and the local community. The building is designed to accommodate up to 1200 visitors per day so waiting areas are critical to ensure that the patient experience is positive.

#### Art integration

The Phase 5 design seeks to integrate artwork where possible to enliven the experience of the patients and the users.

#### Child friendly design

Care and attention needs to be paid to the needs of children and teenagers in the building.

#### Safe and secure operational facility

The building should be planned to support clinical areas with clear and efficient public and staff zones.

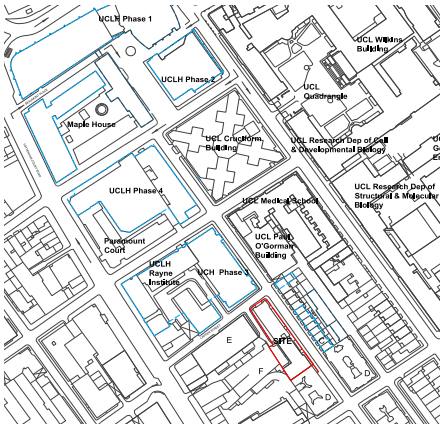
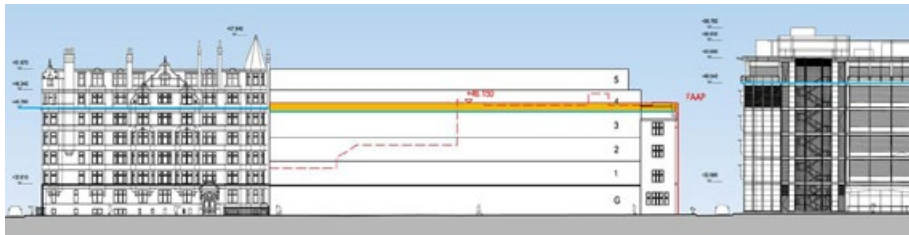




**Quality of the existing buildings**

The quality of existing buildings on the site is uneven. Neither the former Royal Ear Hospital to the north nor the Student's Union building to its south serve to establish an appropriately scaled frontage to the urban block.

The Phase 5 building should follow the guidance of the 2014 Fitzrovia Area Action Plan to restore a well-defined edge to the urban block.



**A boundary condition**

The site is located between predominantly institutional buildings to the north and predominantly residential buildings to the south.

Phase 5 should be sensitive to both contexts, creating a building that both reflects its medical function and contributes positively to the rich architectural heritage of Bloomsbury.



**Legibility**

The architecture of Phase 5 should reflect its internal planning. The building should establish clear positions for entry recognising that pedestrian lines of approach will be from the north, south as well as the west.

A patient focused clinical planning approach suggested daylight waiting spaces on Huntley Street. These should inform and enrich the elevational treatment.



2.0 Design Principles

2.2 External Expression: Forging an appropriate response to context

Phase 5 will enhance the quality of its Bloomsbury Conservation Area setting. Its architecture has been informed by the following considerations:

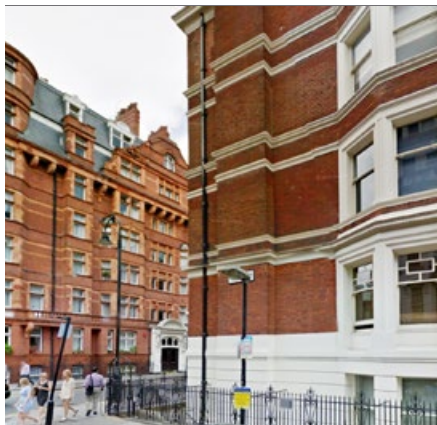
**Quality of the existing buildings**  
The existing buildings offer a low base line (scale, condition). Recognised by the FAAP seeking ‘urban repair’.

**A boundary condition**  
Recognise the boundary condition of the site; the building needs to relate both to the UCLH estate to the north and the residential buildings to the south.

**Legibility**  
Assisting way finding, contribute to the public realm.

**Sustainability**  
A sustainable design; draw on appropriate, passive design techniques to create good levels of internal comfort without excessive energy use (good daylighting, natural ventilation, exploiting thermal mass).

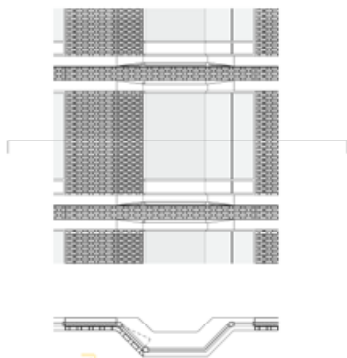
**Material and detail**  
Quality craft and detail to reflect the best build traditions of the area.



**Material and detail**  
Phase 5 should draw on the best built traditions of the area to contribute positively to its conservation area setting.

Reflecting its boundary condition at the edge of the UCLH campus Phase 5’s architectural approach should pay particular regard to the potential to establish architectural links with its residential mansion block neighbours to the south.

**Sustainability**  
Phase 5’s external envelope should draw on appropriate, passive design techniques to create good levels of internal comfort without excessive energy use. The facade should balance good daylighting without unwanted excess solar gain. The building should exploit the potential for natural or mixed-mode ventilation and thermal mass.





3.0 Context

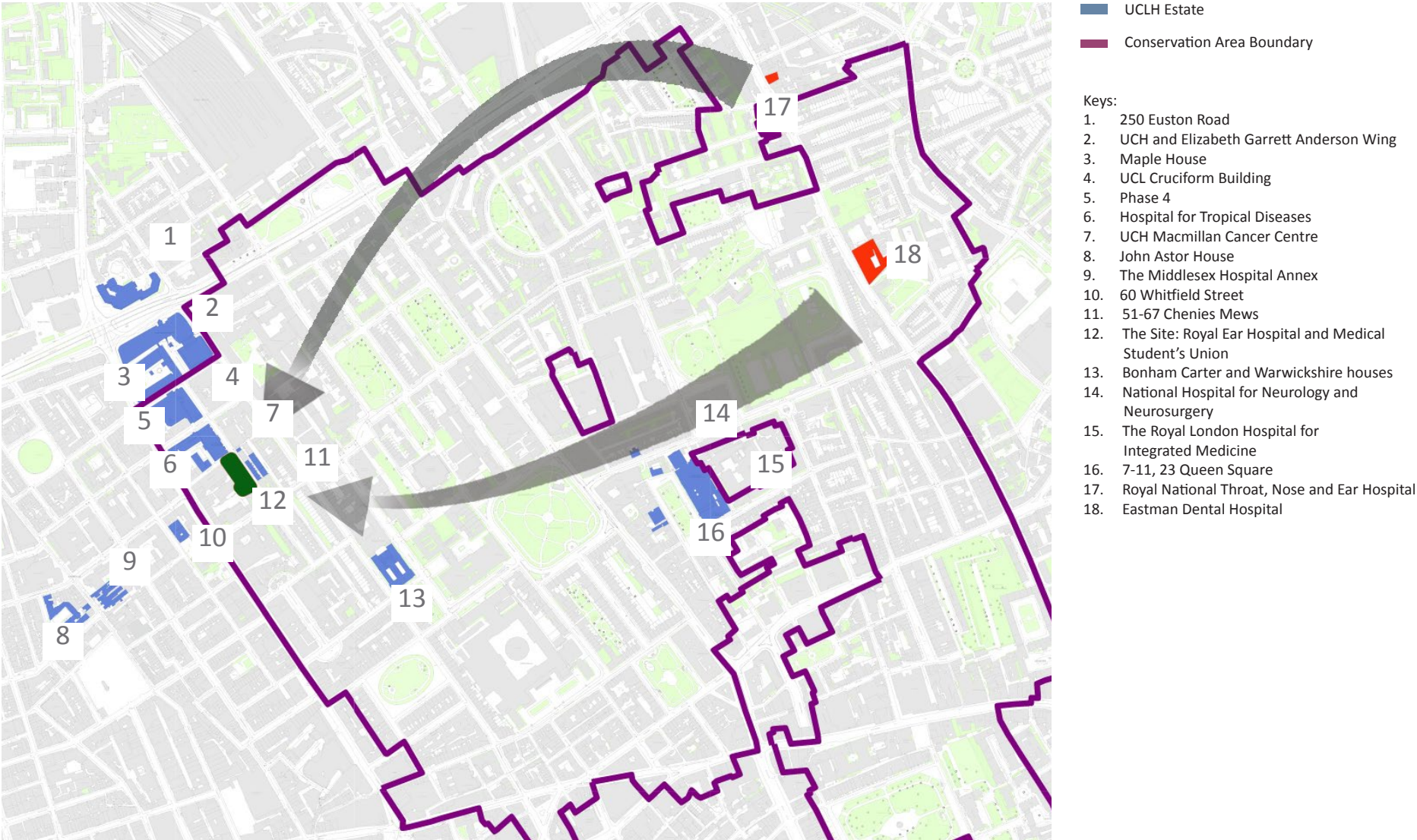
3.1 The Clinical Requirement

Phase 5 will consolidate and transform services provided at the Eastman Dental Hospital and the Royal National Throat, Nose and Ear Hospital on a single central site.

Phase 5 will comprise a new centre for diagnosis, treatment and care of disorders of the ear, nose, throat and mouth including dental, hearing, speech and balance.

The dispersed nature of current ear, nose, throat and mouth services across the UCLH estate makes it difficult to provide the streamlined level of care that would further enhance both the patient and staff experience. Centralising our services in a new modern building will ensure that UCLH continues to provide world-leading healthcare on a single site in central, accessible location.

In addition to the opportunity to transform the services provided at the Royal National Throat, Nose and Ear Hospital (RNTNEH) and the Eastman Dental Hospital (EDH), the lease at the RNTNEH will shortly be expiring which means that there is an urgent need to relocate the services currently provided there. Moreover, both EDH and RNTNEH, whilst ‘fit for purpose’ are in need of significant capital investment in order to continue to deliver the highest quality patient care and experience. This situation - an ageing estate and the dispersed physical location of services - means that patients are currently treated in multiple buildings and by largely separate clinical teams.



Phase 5 will consolidate the medical facilities currently at the Eastman Dental Hospital and the Royal National Throat, Nose and Ear Hospital



Eastman Dental Hospital



The Royal National Throat, Nose and Ear Hospital



3.0

Context

3.2

Wider Urban and Townscape Setting

The Urban location: Relationship to UCLH

The Phase 5 proposal marks the latest chapter in the Hospital’s 200 year relationship with the local neighbourhood.

The site forms part of UCLH’s campus of buildings set in and around the Bloomsbury Conservation Area and Fitzroy Conservation Area. It is situated south of core hub of buildings on Grafton Way and Euston Road. The campus comprises a series of buildings of varying architectural design, scale and style and use. Immediately to the north of the site the UCH Macmillan Cancer Centre (Phase 3) is located opposite the UCL Cancer Institute Paul O’Gorman building.

The co-location reflects the amalgamation of UCL research and UCLH medical facilities to the benefit of the patient community.

Key buildings:

1.

University College London Hospital - Phase 1
2.

UCLH Phase 2
3.

UCH Macmillan Cancer Centre - Phase 3
4.

UCLH Phase 4 - Proton Beam (unbuilt)
5.

Phase 5 site
- A.

UCL Cruciform building
- B.

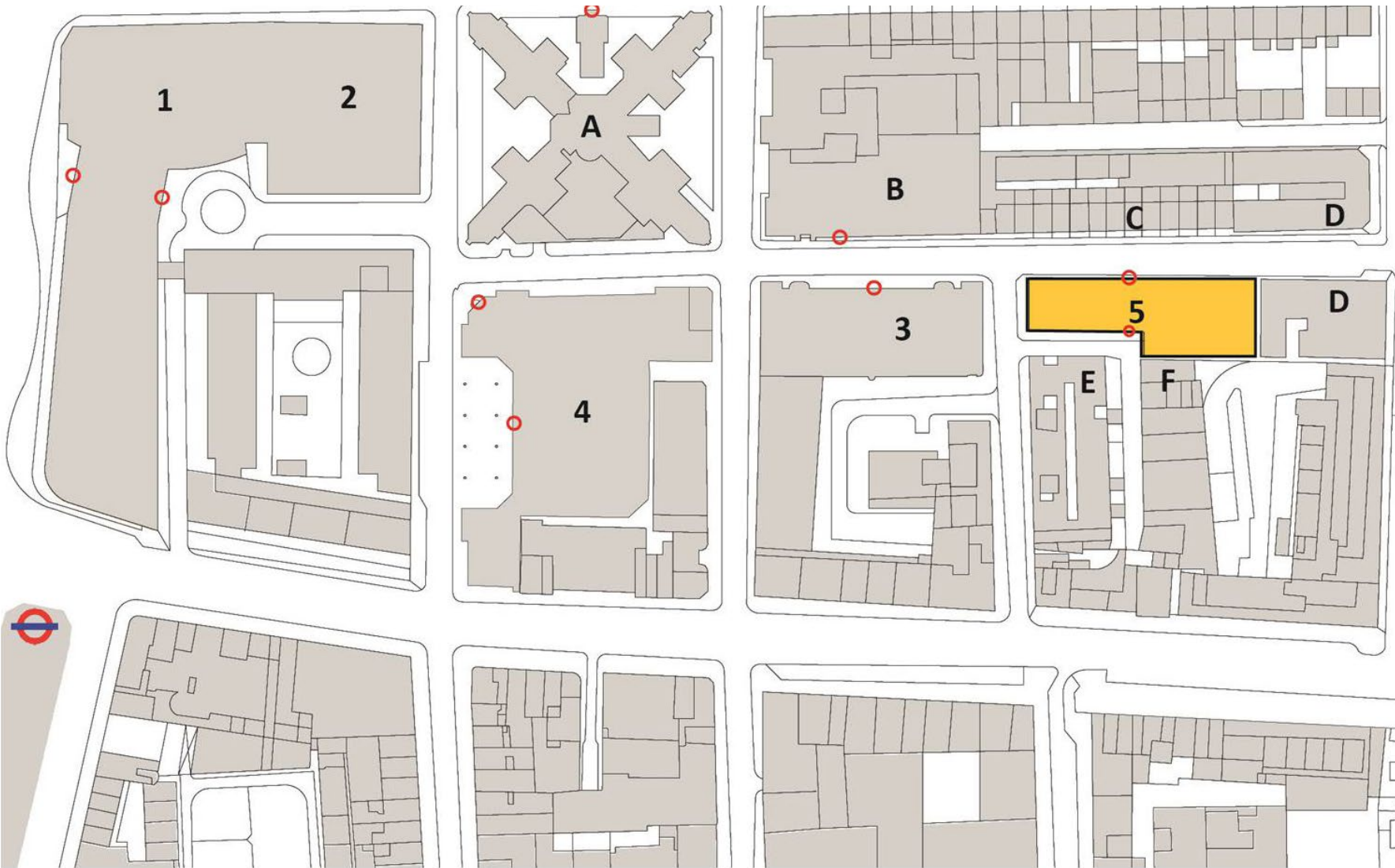
UCL Paul O’Gorman building
- C.

Georgian terraces
- D.

Gordon Mansions
- E.

Shropshire House
- F.

Queen’s Yard House



Phase 5 site within UCLH medical campus



3.0 Context

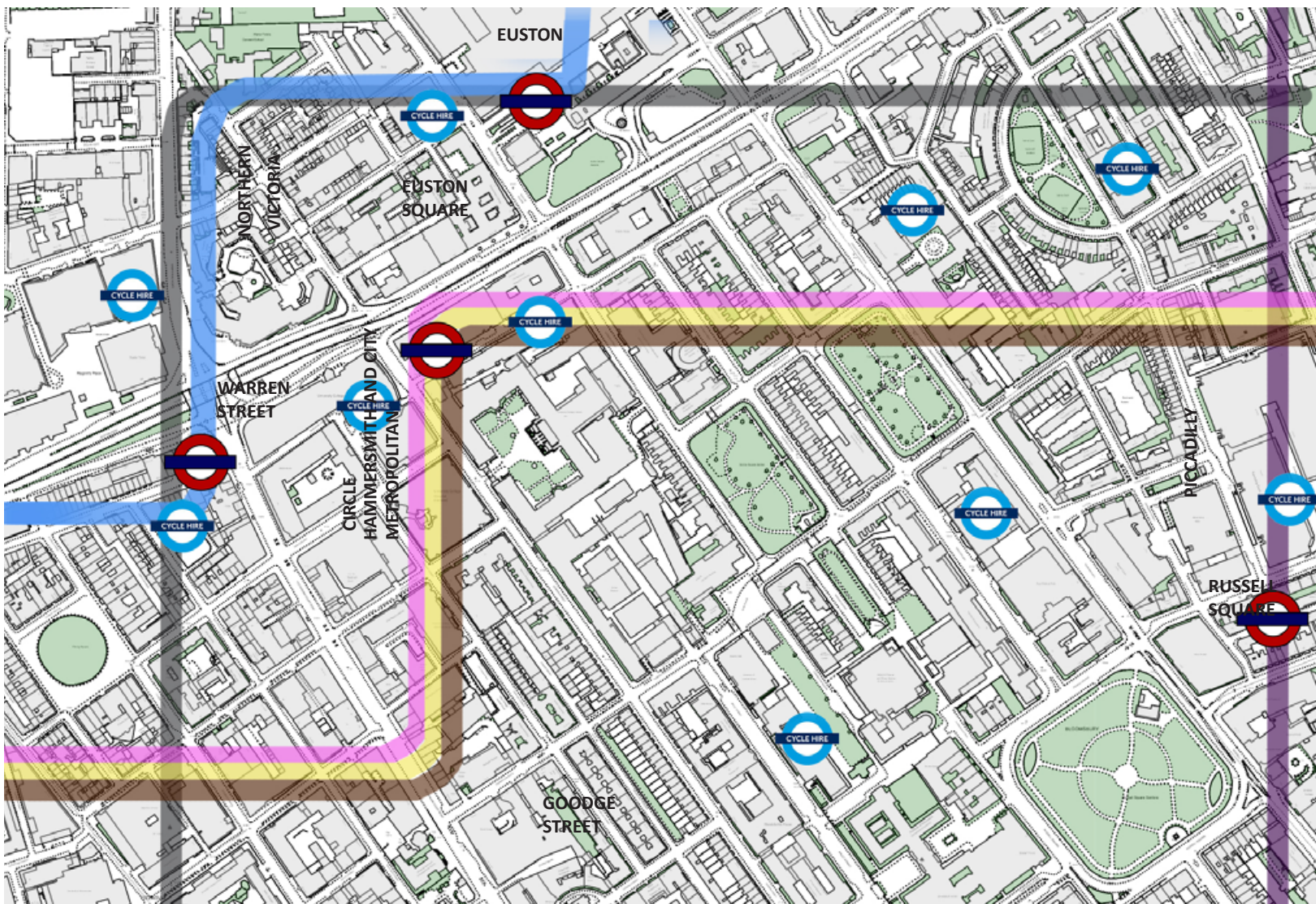
3.2 Wider Urban and Townscape Setting

Public Transport Accessibility

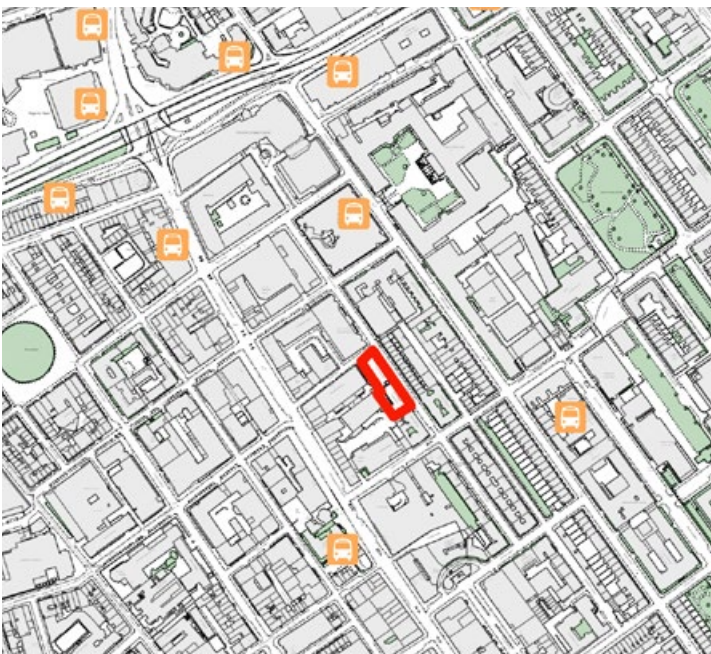
The site enjoys a high level of public transport accessibility making the proposed clinical use well located for patients and staff.

The site is situated west of Tottenham Court Road, and east of Gower Street within the London Borough of Camden.

The Huntley Street site benefits from a very high level of public transport accessibility (PTAL 6b) and is well positioned in relation to London’s transport network. It is within walking distance of London underground stations at Tottenham Court Road, Goodge Street and Warren Street linking to the wider network and Tottenham Court Road acts a principle spine route for the local bus network. Cycle hire docking stations are also located close to the site.




The site’s relationship to public transport infrastructure - Underground and ‘Boris bike’ locations



The site’s relationship to public transport infrastructure - Bus routes

Keys:

 Bus Stop

Bus Routes:  
10,14,18,24,27,29,  
30, 73, 88, 124,  
205, 390  
(includes day buses  
& 24 hours buses)



3.0 Context

3.2 Wider Urban and Townscape Setting

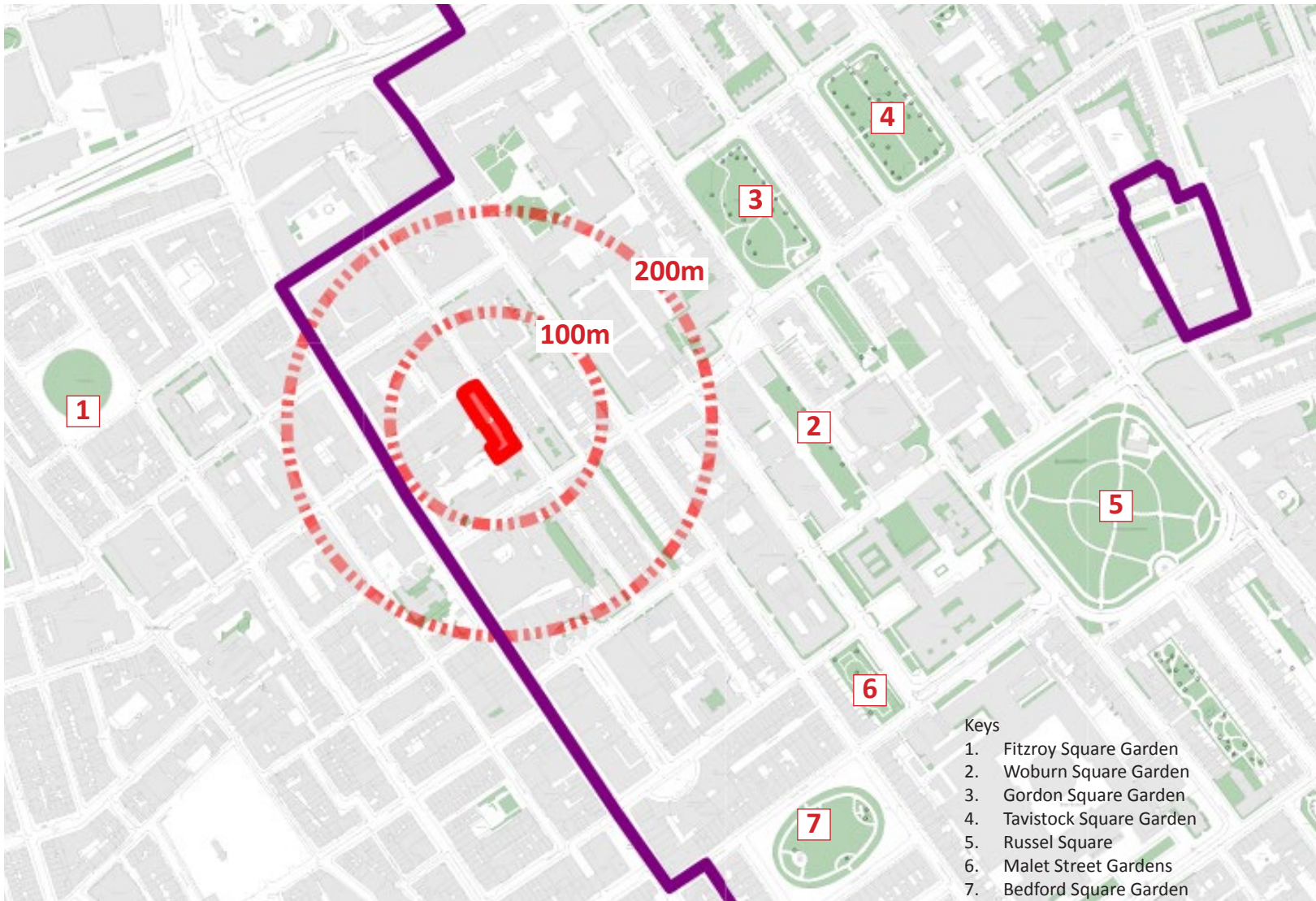
Green Spaces

The Phase 5 proposals include a roof garden primarily intended for the building’s patients, but also available for staff. The building is located in a relatively densely built part of Bloomsbury.

This quarter of Bloomsbury is relatively densely developed with a paucity of publicly accessible green space in the immediate locality. In reflection of this circumstance, a roof garden is proposed to provide a space of quiet reflection for patients and staff.

Whilst the site itself is set within a strongly urban setting, Bloomsbury is famous for its formal garden squares, which are overlooked by the many period properties that line its leafy streets. The complementary chain of public open space comprising the notable formally laid out protected London Squares of Bedford, Fitzroy and Russell, a legacy of 19th century town planning. In addition throughout the area are smaller pockets of private garden space – the nearest to the site is Ridgmount Gardens.

The roof garden will be funded by a combination of charitable grant and donation.



Green space plan



The roof garden