

## **D Changes in graphic material**



**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.

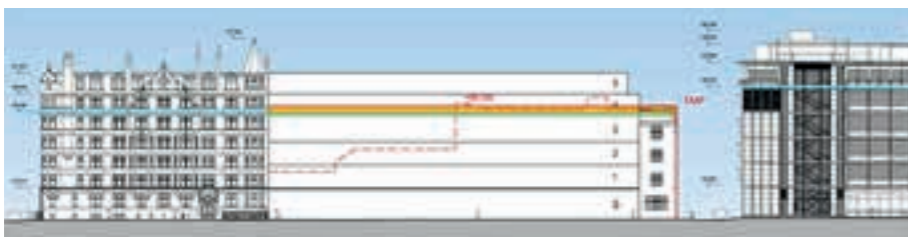
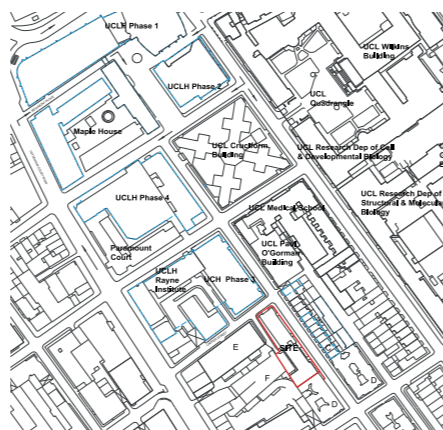


Figure 1: 3D context view



**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.



**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.

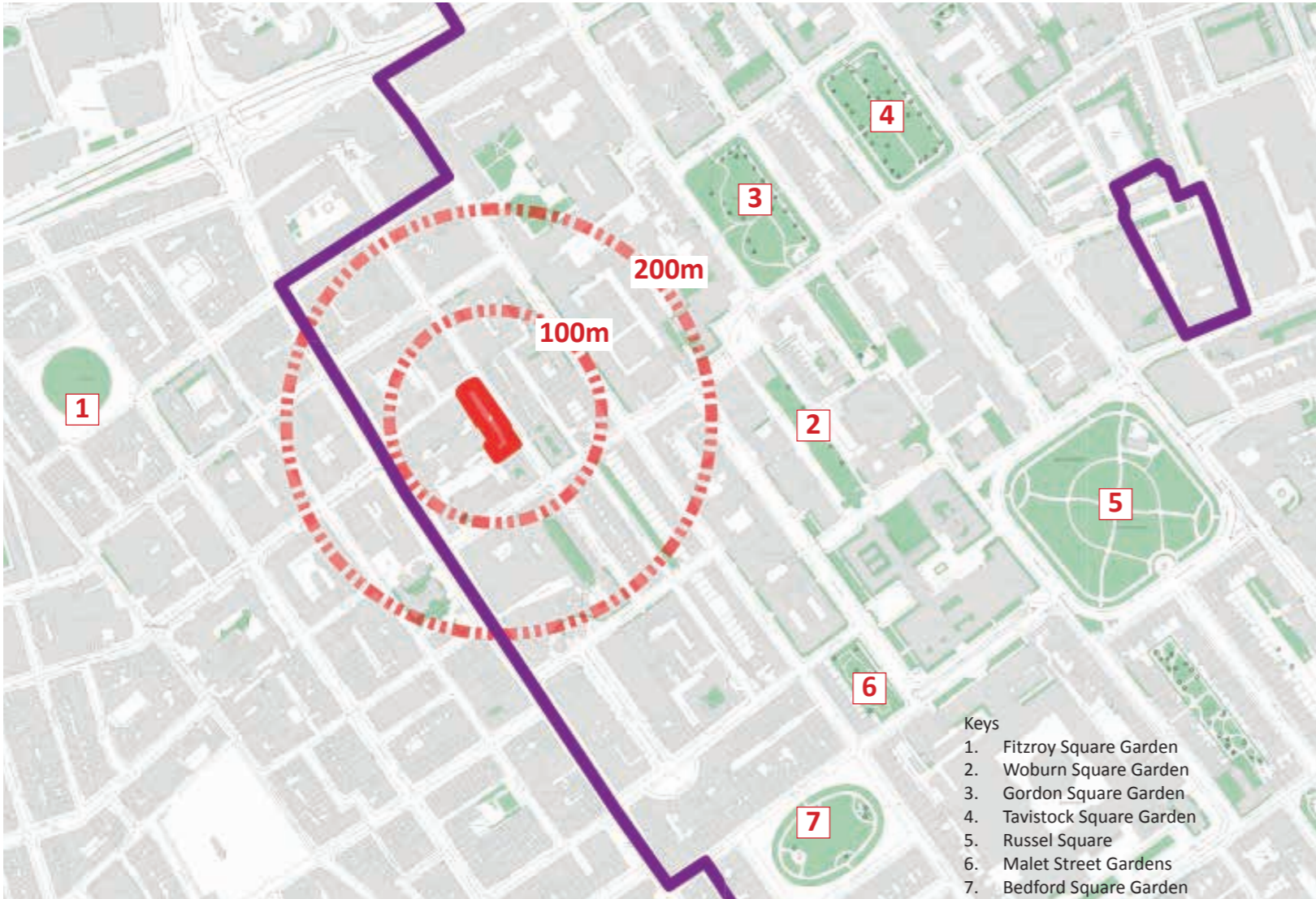


Figure 2: The roof garden

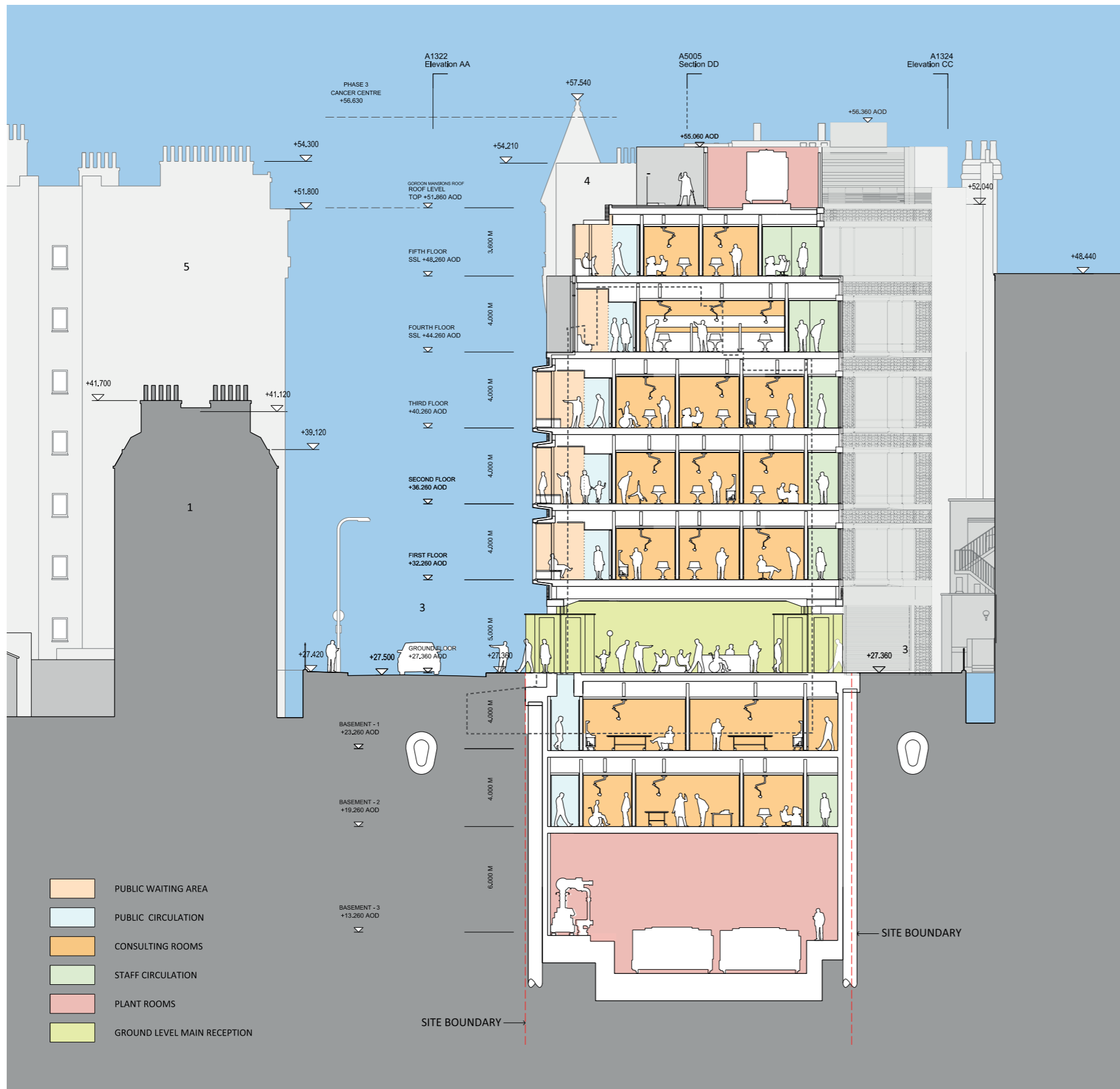


Figure 3: Concept cross section

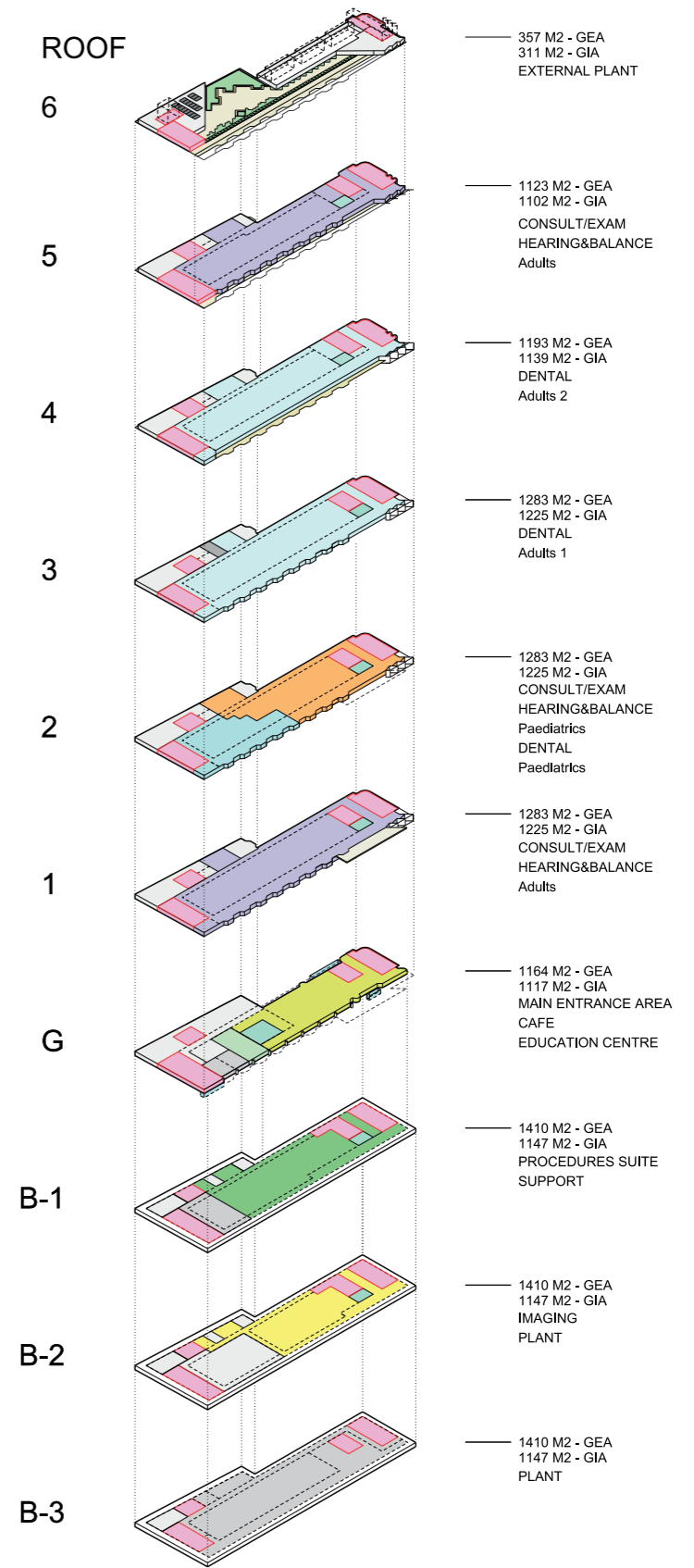


Figure 4: Clinical stacking diagram



**5.0 The Proposal**  
**5.1 Building Arrangement**  
**Overall Building Logic**

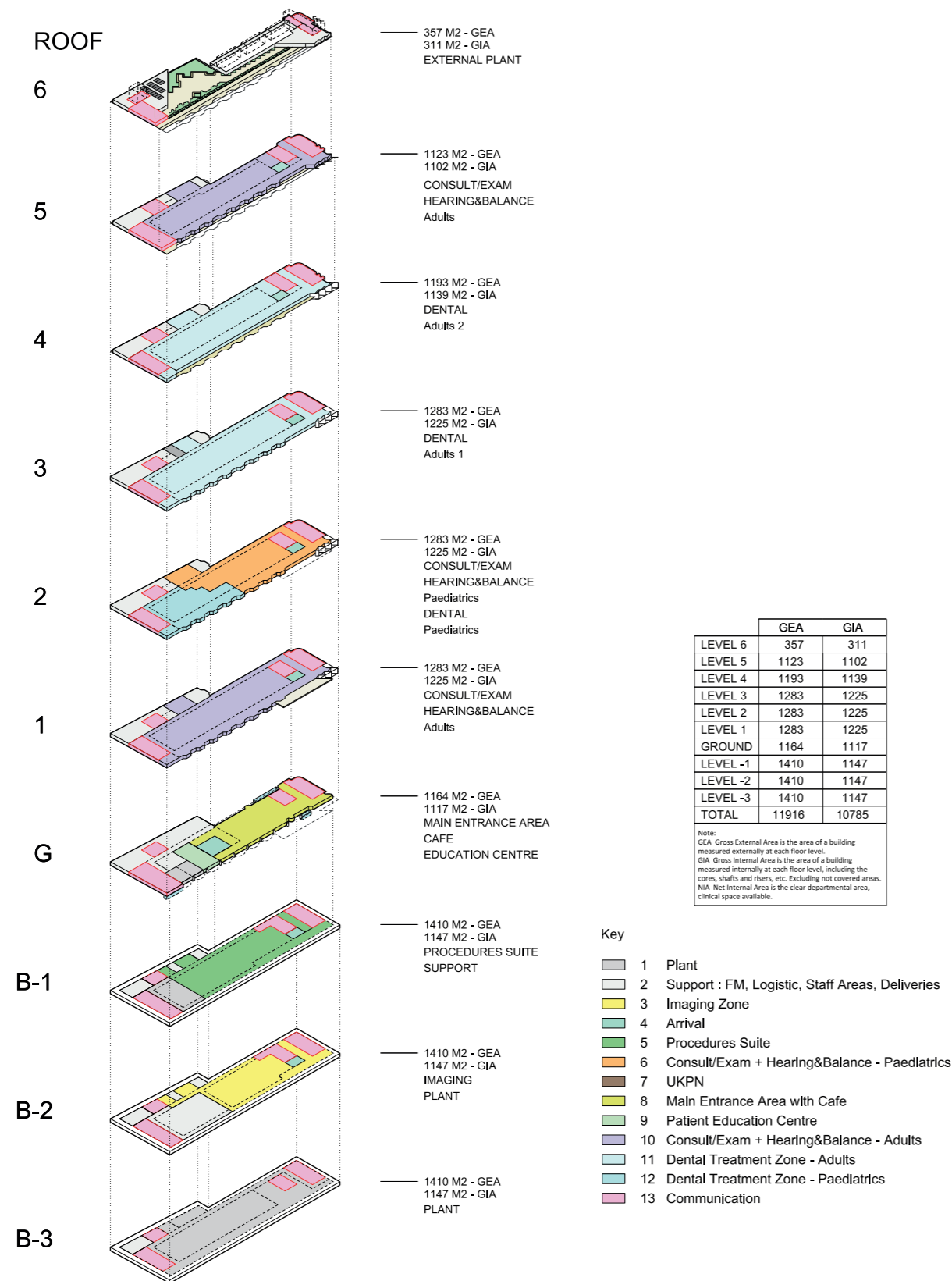


Figure 5: Clinical stacking diagram

The new outpatient hospital will consist of six storeys above ground and three storeys below ground. This space will incorporate all clinical services currently provided across the RNTNEH and the EDH.

The building is arranged with several services. There are 3 basement levels, two of which are used as clinical space. Primary clinical outpatient services are located above ground with patient waiting spaces overlooking Huntley Street. Minimal service plant is located at roof level at the rear of the site and is visually screened. Additional screening is provided by the greenery, part of the roof terrace for patient and staff.

The original schedule of accommodation is based on the following key principles:

- Sizing rooms/spaces on the basis of clinical functionality
- Maintaining compliance with key Department of Health and related guidance, particularly Health Building Notes (HBNs)
- Standardising room sizes where possible
- Maximising flexibility through use of generic rooms
- Providing adaptability through the use of the 4m2 “building block” approach set out in HBN11
- Ensuring provision of appropriate non-clinical support space
- Maximising proportion of space used for direct patient-facing activities
- Ensuring appropriate standards of privacy, dignity and safety
- Providing appropriate separation of adult and paediatric areas
- Providing an environment appropriate for the particular patient groups

**5.0 The Proposal**  
**5.1 Building Arrangement**  
 Ground Floor - Entrance Level

At Ground level, there is a main entrance together with large reception and patient check in and waiting area with a café. The open floor plan enhances the connection between Huntley Street and Queen’s Yard.

The ground floor is characterized with full height glazing facade to enlarge the perception of space and enhance permeability and openness. The street frontage is active and preserves the heritage element from the existing Capper Street facade within the panel next to the main entrance.

Functions on ground floor include the entrance for patients, members of the public and staff, patient drop-off, main reception and waiting areas with cafe. There are public WCs and wheelchair users store, together with changing rooms for immobile patients.

An education area will allow group therapies and patient education rooms.

Staff have a dedicated entrance and lobby area. The ground floor also includes the FM reception and delivery bay, security room and various stores.

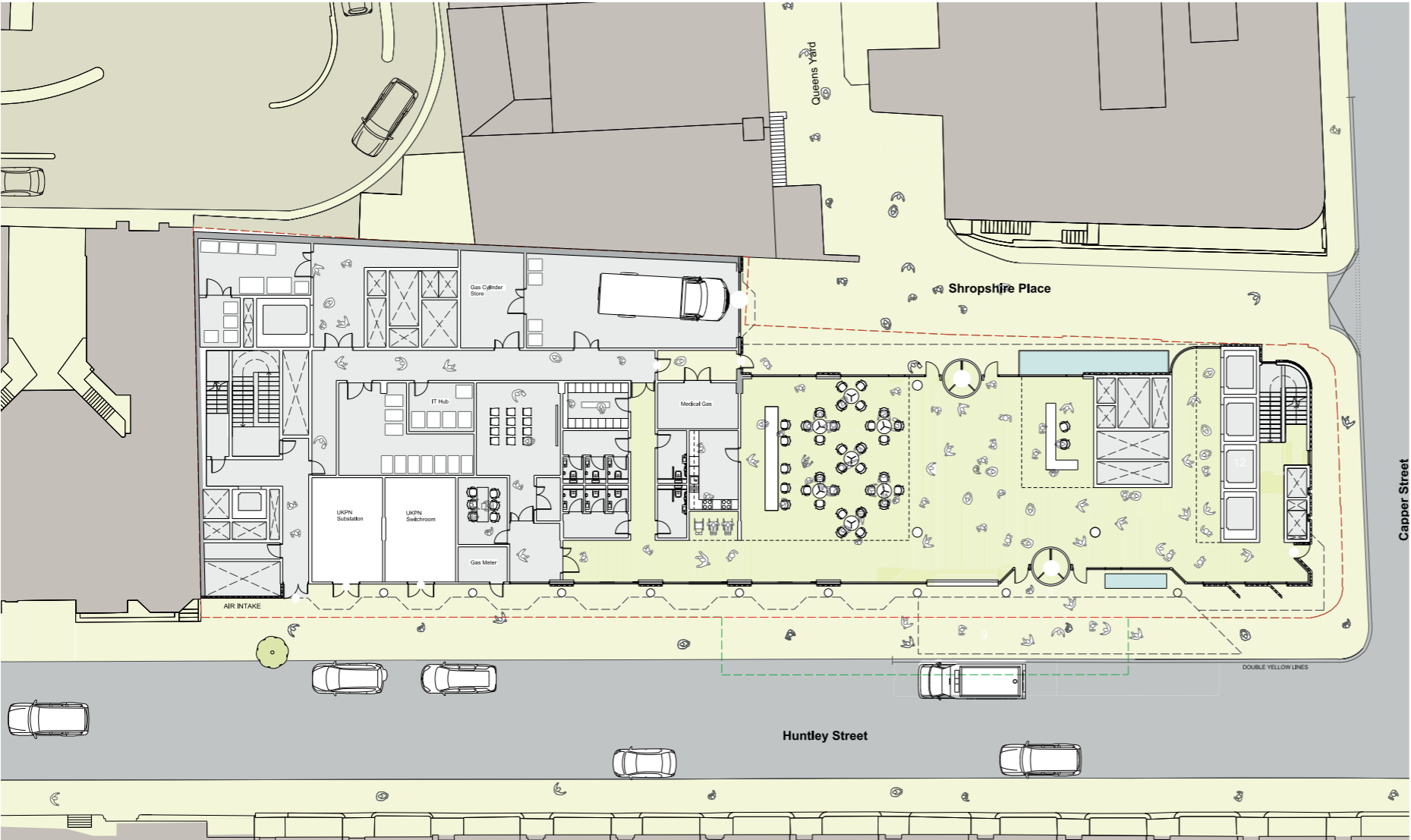


Figure 6: Ground floor plan

**5.0 The Proposal**  
**5.1 Building Arrangement**  
**Level 6 - Garden Level**

The FAAP policy relating to this site requires on-site public open space to be provided except where it is not practical to do so, in which case an off-site contribution can be provided.

The on-site green amenity spaces are provided on the roof.

The aim is to create a private space for thoughts primarily for patients, but also accessible for staff. The proposals discourage overlooking of adjacent residential properties on Huntley Street by utilising greenery and relocated planting in this area. This will enhance the views of those few nearby residents able to overlook the roofscape.

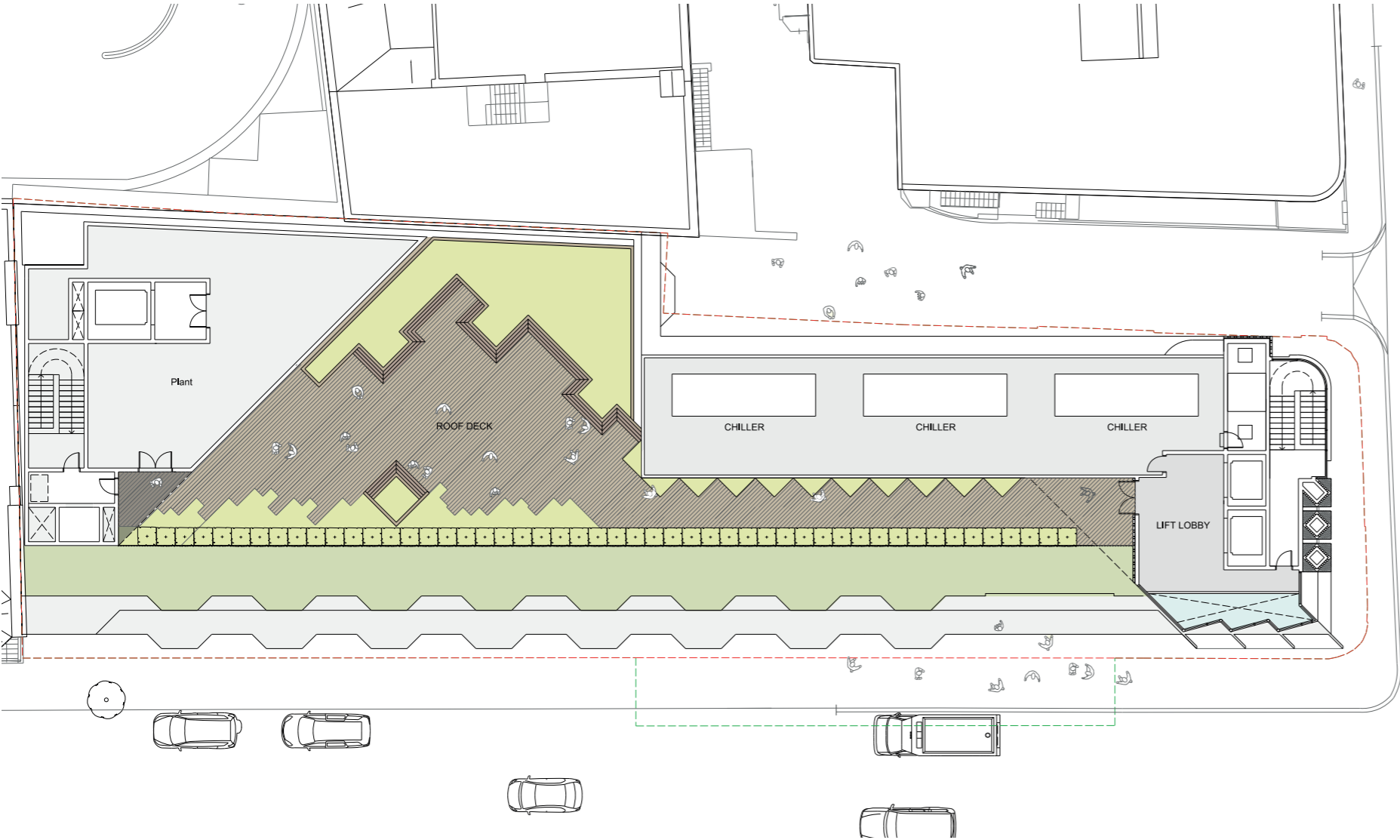


Figure 7: Roof plan

**5.0 The Proposal**  
**5.1 Building Arrangement**  
**Ground Floor Plan**

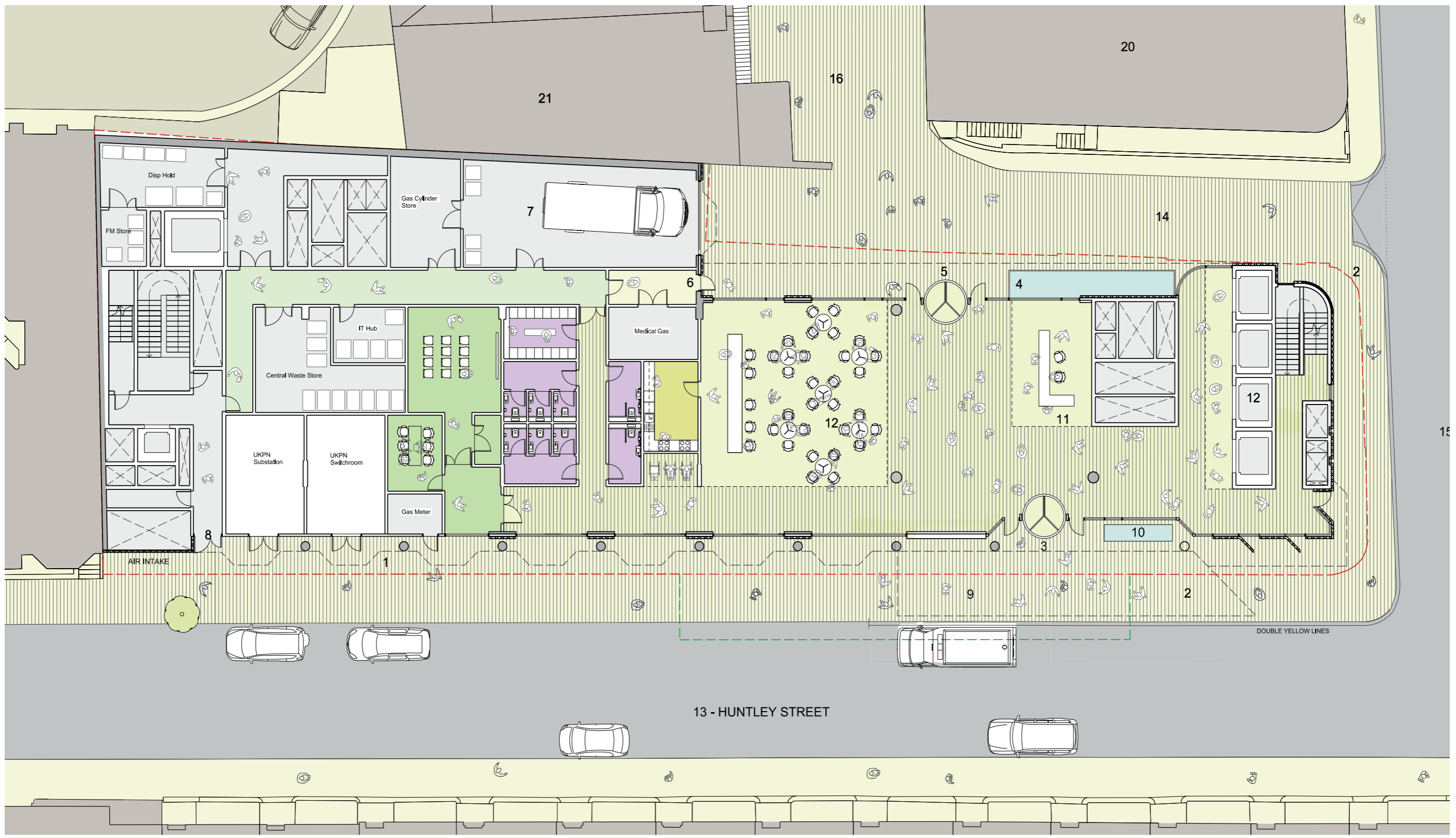
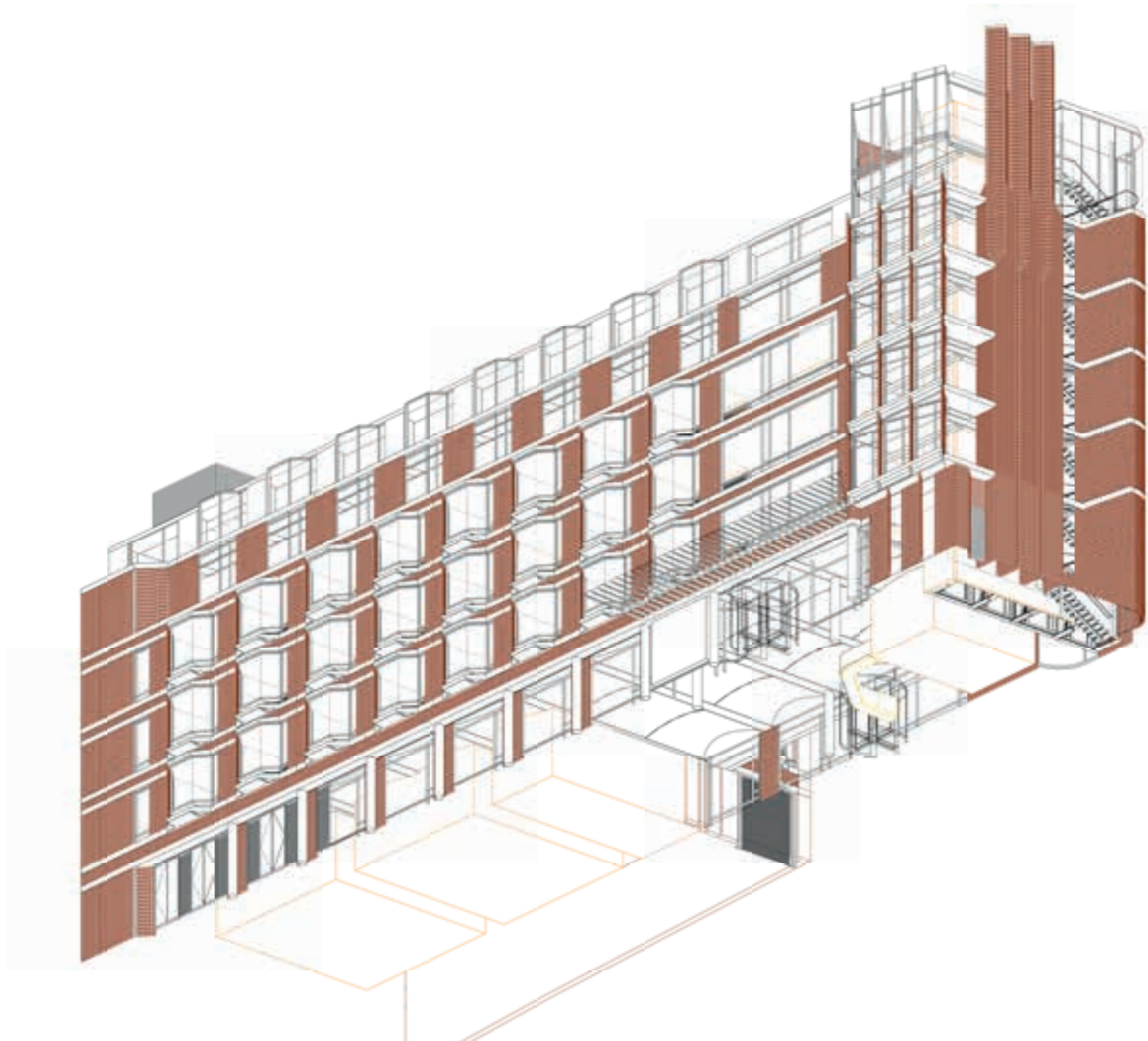


Figure 8: Urban realm plan





Huntley Street axonometric upview

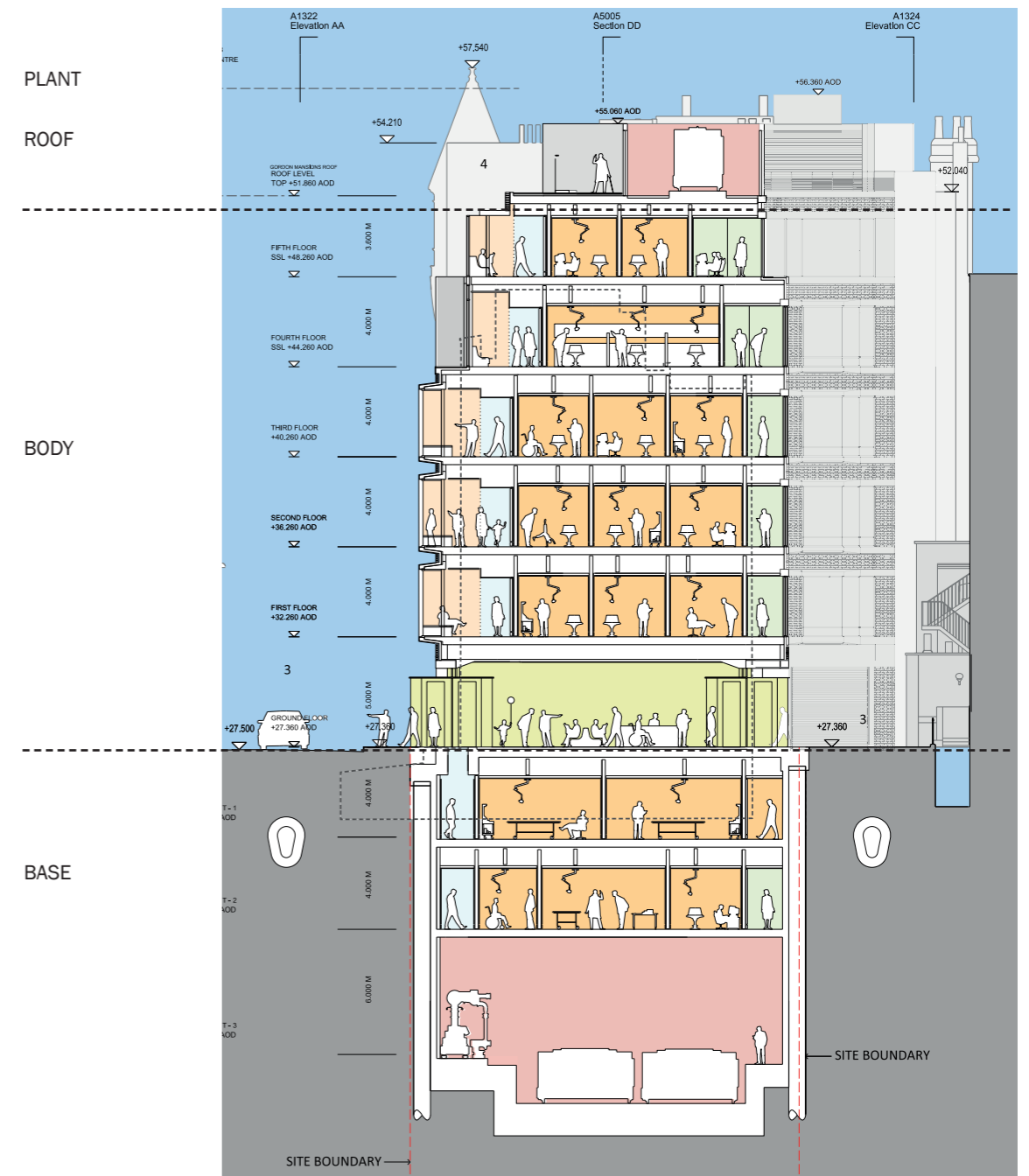


Figure 9: Cross section