

PLANNING APPLICATION - DESIGN AND ACCESS STATEMENT

Erection of Mechanical Plant, Queen Mary Wing

National Hospital for Neurology and Neurosurgery, Queen Square

15/12/2015



CONTENTS

Section 0: Planning Application.....3

Section 1: Background.....3

 The Need for this Project.....3

 This Proposal3

 Programme4

 Development Strategy:.....5

Section 2: Description of Building6

 Existing Site6

 Existing Building.....6

 Previous Alterations8

 This Proposal8

Section 3: Heritage Statement 11

 Architectural Merit 11

 Context..... 11

 National Hospital for Neurlogy and Neurosurgery (Albany Wing)..... 11

 No.33 Queen Square 11

Section 4: Planning Context..... 12

 Development Policy DP24 – Securing high quality design..... 12

 Development Policy DP28. Noise and vibration..... 13

SECTION 0: PLANNING APPLICATION

This planning application is for the erection of mechanical plant where the height of the new plant or machinery exceeds 15 metres above ground level and it is within a conservation area.

SECTION 1: BACKGROUND

The Need for this Project

Since 2009, Neurosurgery activity at the National Hospital for Neurology and Neurosurgery (NHNN), Queen Square has increased by almost 50%. During 2014 the lack of capacity within the current theatres and beds saw waiting times exceed 52 weeks. The pressure on capacity has been a result of both growth in referrals and transfer of services from other organisations.

NHNN's objective is to provide additional clinical capacity and reduce waiting times by creating two additional theatres and 22 additional inpatient beds. In addition, the refurbishment of four existing operating theatres to bring them up to modern day standards along with various improvement to the Hospital's infrastructure, to support the additional capacity.

A separate planning application has been submitted for new plant required to support an increased operating theatre capacity to the adjacent Chandler Wing building; Planning Application reference: 2015/4342/P

This Proposal

A number of clinical services (primarily office and outpatient-based) will be relocated off the main hospital campus to provide space for increased inpatient capacity within the existing building footprint. This space is primarily within Queen Mary Wing a 1930's building which was used for inpatient work until the building of Chandler Wing in 1994. A capital works programme has been developed to refurbish areas within the existing hospital estate buildings. The planned work does not involve new build or expansion of the existing building footprint.

There is the need to increase the capacity of plant, to address an increased demand for building services. The Queen Mary Wing building requires an improved number of air changes as well as cooling to ensure that patients are treated in the areas which are compliant with current standards. The proposal is to locate this additional plant at roof level of the Queen Mary Wing building, in a set-back position, adjacent to existing plant.

Programme

This current phase of work has been sequenced to have the least impact on the hospital's day-to-day running. The following table describes this work and provides timescales. For the purposes of brevity, details of where services are vacated to locations outside of Queen Square, or that do not require significant building work have not been included. Due to the complexity of this redevelopment work, timescales may vary.

Gateway	Summary	Details	Construction Timeframe
Gateway 1	Build decant beds to enable construction of 2 new theatres	Refurbish 3 lifts within Queen Mary Wing	Sep 15 – Oct 16
		Refurbish Lower Ground, RLHIM to decant offices from 6 th Floor QMW	
		Refurbish 1 st / 6 th Floor, Queen Mary Wing	
		Refurbish 2 Theatres, Chandler Wing	
		Refurbish 4 th Floor Chandler Wing to vacate Ground Floor Chandler Wing	
Gateway 2	Refurbish the existing 4 theatres and build sufficient critical care capacity	Refurbish 4 theatres Chandler Wing	Sep 16 – Jan 17
		Refurbish Ground Floor Chandler Wing to become Medical Intensive Care Unit (MITU)	
		Refurbish Surgical Intensive Care Unit (SITU) on 1 st Floor Chandler Wing	
Gateway 3	Build the final 14 beds	Refurbish new ward on 4 th Floor Queen Mary Wing	June 16 – Oct 16

Development Strategy:

The work described fits within a medium-term redevelopment strategy; with five significant phases. The redevelopment is currently at Phase 2; with Phase 1 completed January 2015. Further details are described below.

Phase	Development	Extra Capacity Delivered	Delivery Timeframe
Phase 1	Reconfiguration of iMRI and Angiography suite, Lower Ground Floor Queen Mary Wing	2.5 operating days 2.5 angiography days 7 day MRI diagnostic service	Completed Jan 2015
Phase 2	Reconfiguration of existing clinical and administrative space Expansion of ITU / Critical Care and ward capacity	2 new operating theatres 16 inpatient beds Ambulatory Pain suite 6 critical care beds	Business Case Approved Jan 2015 Complete: Oct 2016
Phase 3	Potential reconfiguration of remaining services within Albany and Queen Mary Wing to further increase inpatient capacity	TBC	On-going
Phase 4	Potential expansion of Outpatients and Day Case capacity	TBC	On-going
Phase 5	Queen Square House development, in collaboration with UCL	TBC	2020 – 2021

SECTION 2: DESCRIPTION OF BUILDING

Existing Site

The National Hospital for Neurology and Neurosurgery (NHNN), Queen Square, is the UK's largest dedicated neurological and neurosurgical hospital. It has been established for 150 years and provides comprehensive services for the diagnosis, treatment and care of all conditions that affect the brain, spinal cord, peripheral nervous system and muscles. Services include specialist neurosurgery, a brain tumour unit, the Hyper-acute Stroke Unit (HASU), an acute brain injury unit, the National Prion Clinic, a pioneering neuro-rehabilitation unit, the UK's first interventional MRI scanner, the largest specialised neurosurgical ITU and the only neuromedical ITU in the country. Together with its neighbour, the Institute of Neurology, it is a major international centre for research and training. The Hospital is part of University College London Hospitals NHS Foundation Trust.

Existing Building

Queen Mary Wing (QMW) is one of several buildings that form the NHNN hospital campus at Queen Square. It is 9-storeys in height from street level, and in addition has a basement level, visible from a shallow light-well. Purpose built in the 1930's as a hospital building; it continues to accommodate clinical services. Diagnostic facilities and an operating theatre are located at Basement level. Inpatient wards; outpatient departments; and supporting administration are accommodated from Ground Floor to 7th floor. The 8th floor accommodates plant.

QMW features a symmetrical facade facing Queen Square. The facade's material of its external elevation is primarily brick, with concrete. This facade features a series of shallow, linear projecting balconies and varying fenestration at each floor. The building begins to step back from the sixth floor and upwards. The overall impression of the building facade is one of horizontal tiers. Please refer to the following heritage statement for further description.

The 8th Floor steps back significantly. What appears to be the original purpose-built plant room occupies the central part of the floor plan, with two roof terraces either side: to the southwest (Queen Square) and northeast (internal light-well). The 8th Floor southwest roof terrace features a linear free-standing wall – located parallel to the plant room.



National Hospital for Neurology and Neurosurgery, Queen Square

Key:

1. Queen Mary Wing
2. Albany Wing (Original NHNN building)
3. 33 Queen Square
4. Royal London Hospital for Integrated Medicine (RLHIM)

Previous Alterations

Windows have been replaced during the building's history; otherwise the overall external building fabric appears largely unchanged.

On the 8th Floor three air-handling plant units have been added to the roof terrace on the southwest (Queen Square side), along with a safety balustrade. Each approximately 2m high are located behind the original low parapet wall and in front of the free-standing wall described above. Due to the stepped back nature of the building facade, the plant is partially visible from street level, only.

The free-standing wall has been reduced in height locally and adjacent to one of the air-handling units. It is understood this partial demolition was to offset the structural loading of the additional plant. The plant units are supported by a low-level existing steel structure which is visible at roof level only. There is space allocated for additional plant on this existing steel structure.

This Proposal

It is proposed to locate a new single air handling plant unit (AHU) on the 8th Floor roof of Queen Mary Wing. Its purpose is to provide cooling and ventilation for the new wards within Queen Mary Wing, to meet current Department of Health standards.

The proposed location is on the stepped back part of the QMW 8th floor, southwest (Queen Square side) roof terrace, adjacent to the existing plant. The plant will be located on an existing steel structural base, in the space pre-allocated for additional plant.

The plant will be housed in an acoustic casing to reduce noise. This has been designed in consultation with an acoustic consultant to ensure the plant does not exceed permissible sound levels. Please see the Acoustic Report for further details.

The overall size of the new plant and its casing will be approximately 2.4m in height; 3.2m long and 1.1m deep. The casing material galvanized steel; coated with polyester powder paint; colour RAL 5017 'traffic blue' to match similar existing adjacent plant casing.

In order to ensure the roof can support the additional structural load of the new plant, it is proposed to remove a portion of free standing brick wall. This will offset the additional structural load.

Please see accompanying drawings for further details of the proposal.



Queen Mary Wing, view from Queen Square
Existing roof plant - partially visible at 8th Floor, behind the low parapet wall



Roof terrace, southwest (Queen Square side), 8th floor, Queen Mary Wing

- Key:
- 1. existing plant
 - 2. proposed location of new AHU plant
 - 3. Existing free-standing wall



Proposed Plant
BlueBox Zeta Rev LN 10.2

SECTION 3: HERITAGE STATEMENT

Queen Mary Wing is not a listed building, nor is it locally listed within Camden's Local List (2015). The building does have some significance both for its own historical architectural merits and its location.

Architectural Merit

Queen Mary Wing is not identified as a "Positive Contributor" to the Conservation area, however it is mentioned positively within the Bloomsbury Conservation Area Appraisal and Management Strategy, (Adopted 18 April 2011), with the following description:

"The Queen Mary Wing by Slater, Moberly & Uren was added in 1937, and constitutes a quality example of modern movement 1930s hospital building with full-width balconies to all wards, strong horizontal emphasis and fine Art Deco reliefs." (Ref 5.202).

Context

Queen Mary Wing is located within the Bloomsbury Conservation Area (Sub Area 11: Queen Square/Red Lion Square). Queen Square, upon which the building's West facade looks upon, is a London Square. The neighbouring buildings to both sides of Queen Mary Wing are both listed

National Hospital for Neurology and Neurosurgery (Albany Wing)

To the North is the National Hospital for Neurology, 1883-5 by MP Manning and J Simpson. It is Grade II Listed with external facade and internal features, as well as its historical context mentioned.

It is also identified within the Bloomsbury Conservation Area Appraisal and Management Strategy: "dating from 1885, which is richly decorated in terracotta. This building has important philanthropic and social links with the area." (Ref 5.202).

No.33 Queen Square

To the South is No.33 Queen Square and attached railings; also Grade II listed. The status of this listing is unclear as the listing appears to be for the prior Georgian property, as opposed to the current modern building.

It is mentioned within the Bloomsbury Conservation Area Appraisal and Management Strategy "occupied until 2006 by a grade II listed Georgian property much remodelled by the Victorians, is now a well-designed highly-glazed modern building by Allies & Morrison, clad in Portland stone with vertical fins at first and second floors and rusticated stone pilasters. It responds well to the scale, design and materials of the adjoining Queen Mary Wing," (Ref 5.202)."

SECTION 4: PLANNING CONTEXT

Camden Planning Guidance CPG1 - Design

The following relevant extracts from Camden's Planning Guidance have been commented on in the context of this application.

Camden Development Policies 2010-2025, Local Development Framework

The following relevant extracts from Camden's Local Development Framework have been commented on in the context of this application.

Improving and protecting our environment and quality of life

Development Policy DP24 – Securing high quality design.

Policy: "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect: e) the appropriate location for building services equipment."

The new proposed plant is located at roof level, and stepped back from the building facade, behind a low parapet. This location has been selected to have the minimum visual impact from street level and minimum acoustic impact generally. The location allows maximum air exchange, allowing the plant to work most efficiently and subsequently be the minimum required size.

The existing plant at roof level provides a precedent for the location of this new plant. In addition the proposed plant helps to fill a gap in an otherwise orderly layout of roof based plant along the width of the building.

Incorporating building services equipment

24.18: "Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position."

The new proposed plant is located at roof level, and stepped back from the building facade, behind a low parapet. This location has been selected to have the minimum visual impact from street level. The location allows maximum air exchange, allowing the plant to work most efficiently and subsequently be the minimum required size.

The existing plant at roof level provides a precedent for the location of this new plant. The proposed plant continues this pattern.

Map 3: Heritage - QS is one of the London Squares, London Squares Preservation Act 1931. Page 122 “As set out within Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage*, we will consult with English Heritage over proposals affecting these parks and gardens”

Development Policy DP28. Noise and Vibration

Policy: “The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for: a) development likely to generate noise pollution; or b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.”

The proposed plant has been designed within the noise limits set out in Table E: “Noise levels from plant and machinery at which planning permission will not be granted.”

Please refer to the accompanying documents of this application for further information.