

Design and Access Statement

for

Proposed Section 136 Unit

at

Highgate Mental Health Centre,
Dartmouth Park Hill, London N19 5NX

by



on behalf of

Camden and Islington 
NHS Foundation Trust

871-P-116

October 2018 Revised March 2019

Introduction – Scheme Objective

The Trust

Camden and Islington NHS Foundation Trust provides mental health and substance misuse services to people living in Camden and Islington.

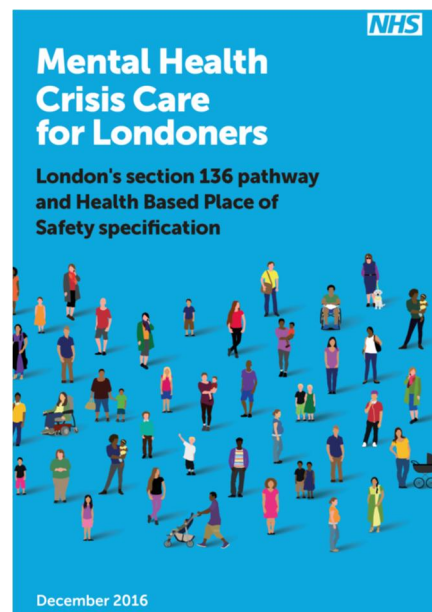
There are two inpatient facilities, at Highgate Mental Health Centre and St Pancras Hospital, as well as community-based services throughout the London boroughs of Camden and Islington.

Background to the Proposal

In December 2016 the Healthy London Partnership published ‘Mental Health Crisis Care for Londoners’.

Healthy London Partnership:

Healthy London Partnership was formed in April 2015. We have been working across health and social care, and with the Greater London Authority, Public Health England, NHS England, London’s councils, clinical commissioning groups, and Health Education England. We have united to amplify the efforts of a growing community of people and organisations that believe it is possible to achieve a healthier, more liveable global city by 2020.

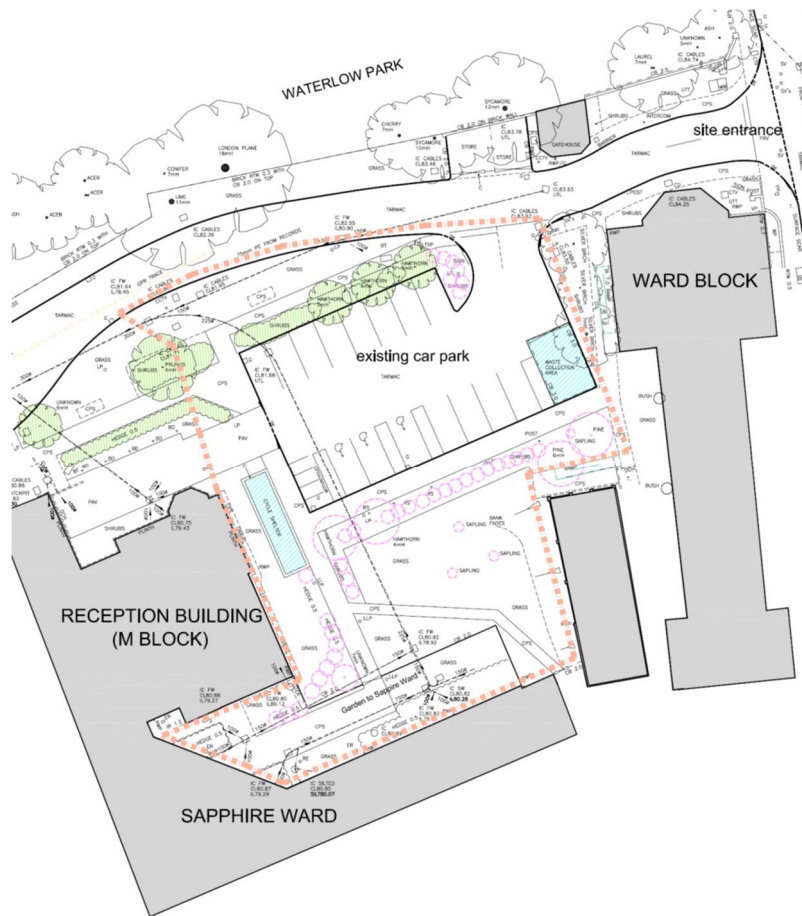


This acknowledged that Londoners are experiencing mental health crises in increasing numbers with 1 in 4 having a diagnosable mental health condition in any given year. The default option for meeting the crises is often the nearest A&E department.

The document, endorsed by the NHS, Mental Health charities, the Royal College of Psychiatrists the police and the London Ambulance Service, sets out the specification for Health Based Places of Safety under Section 136 of the Mental Health Act. These facilities are intended to deliver this crisis care with respect and dignity in a safe environment with access for assessment to mental health professionals.

The intention of the document is to establish a London wide network of these Section 136 units and the Trust has identified the Highgate Mental Health Centre as being ideally located to provide one of these facilities.

The Site



Site Plan – showing location of proposed building



View from site entrance across the site of the proposed building



Looking East along main access road with Waterlow Park boundary to the left

Site - Context

Entrance to Highgate
Mental Health Centre
from Dartmouth Park
Hill



View South into the
Centre from Waterlow
Park



Site - Context

Rear view of main block
fronting Dartmouth Park Hill



Looking South to ward block
across proposed site



End elevation of
Administration and Main
Entrance block looking West



Scale

A single storey building with a gross internal floor area of 336 m² is proposed. Level pedestrian access is essential to the functioning of the building, as is easy access to police and ambulance vehicles for service user drop-off.

The proposed site is near the existing Centre access from Dartmouth Park Hill and the existing car park in front of the building will be altered to accommodate these access requirements.



A flat roof building is proposed with a lead grey sarnafil polymer roof finish to minimise the impact on the outlook from the first floor patient rooms in Sapphire Ward which face North towards Waterlow Park. Ground floor patient rooms look onto a garden area. This garden will be retained.



Scale

There is a fall across the site, Some re-profiling will be required, with some retaining structure anticipated. The site is at a lower level than the park and well screened by trees and vegetation along and within the park boundary.



Winter view



Summer view from Waterlow Park

Layout and Access

Accommodation

Five observation rooms are provided within a secure, safe environment. All rooms are en-suite and are accessed via a secure 'hand-over' lobby which leads to an assessment area and lounge which then has access to the observation rooms. Ancillary accommodation is provided to offer a staff office, treatment room, wc facilities and staff rest area. An enclosed link gives access to M Block. This will be used by staff only.

Service users who are discharged can wait for any arranged transport in a separate area with a dedicated exit. This also provides a visitor waiting area whilst access is arranged with supervision.

Internal Access

The building is on one level throughout. Corridors are generally 1.8m wide to enable service users to be escorted where necessary and doors are full width. All single doors will be a suitable width for wheelchair access. A disabled wc facility is provided on the non-secure side and the en-suite to one of the observation rooms will be wheelchair accessible. This room is also larger to accommodate disabled access.

External Access and Parking Facilities.

The estate is accessed from Dartmouth Park Hill, and this falls outside the proposed development site. Access to the hospital site is barrier controlled from the security office. This slows vehicle movements onto the estate.

The existing car park will be reprofiled and a new junction created from the Hospital access road. This will be further into the site. The existing waste compound will be removed and re-sited on the estate. Car park and footway gradients will be limited to 1:20 and the area in front of the main entrance to the unit will be level and covered with a canopy.

Service users will usually arrive in an ambulance which will be able to reverse up to this canopy to minimise distance to the entrance and provide privacy to admissions. A dedicated controlled ambulance bay is provided to prevent obstruction of the entrance whilst hand over of service user is completed by Trust staff.

Fourteen car spaces are provided including four marked for disabled use. Dropped kerbs will be installed to give good access from these spaces. One car parking space is lost overall. The current provision for motorcycle parking is maintained. The existing cycle shelter and ground hoops will be relocated and an additional three hoops provided adjacent to the M Block reception entrance.

Existing fire escape routes from M Block and Sapphire Ward will be maintained and pedestrian access to the main reception building will be unaffected.

Siting and Design

The new building is single storey. Security considerations and servicing dictate internal clear storey and service void heights but the building is sunk into the ground which slopes away from the Reception Building by approximately one metre at its

Layout and Access

furthest point to reduce the apparent height. A parapet on three sides gives a clean and simple profile. There is no parapet on the Sapphire Ward side. The mature trees in Waterlow park will be visible from the first floor bedrooms. Ground floor bedrooms look onto the enclosed garden area as before.

The building line is set back from the Reception block and approximately three metres away. The entrance to the new unit is recessed to further emphasise this separation. A simple canopy provides weather protection to the new unit's entrance, and has the unit name in fret cut letters which will be back lit. The canopy fascia and support column will be self finish 'cor-ten' steel.

The new elevations will be in buff stock brickwork to match the existing Reception building, and horizontal red brick will be used in string and band courses to follow the lines on the existing building, giving a horizontal emphasis. Gauged red brick arches over the new windows and cast stone cills complete the window opening treatment. Blind windows are introduced to further relieve the large areas of brickwork. Windows are well proportioned double hung sash, finished in white as the existing building, but are of metal construction for security and robustness. The entrance is clad in stack bonded split faced dark concrete blockwork which will be obliquely lit from above to add interest.

Protected privacy areas are provided in front of the observation rooms. These will be planted and lit with low level recessed wall lighting at night. The barriers to these areas will be part red brick part decorative black steel railings with perforated metal sheet to limit vision to rear faces. These areas will be accessible for maintenance only.



3D sketch perspective

Environmental Considerations

Waste Management

Waste generated by the building will be sorted for recycling and any clinical waste separated. Temporary storage is provided in the Disposal Hold room which has internal and external access and ventilation. Waste will then be removed to the estate compound for collection and disposal by the appointed contractor.

Water Conservation

All observation rooms will have touch controlled timed electronic taps and all wcs will have low capacity cisterns. Showers to en-suites will also have timed touch controls.

Surface Water Run-Off

The new car park will have an equivalent area to the existing. However new areas of permeable paving will be introduced (see landscape plan). A surface water attenuation tank is proposed to limit the rate of run off from the new flat roof.

Daylighting and Ventilation

All observation rooms, office, lounge and staff room will have natural light and ventilation. Natural light will be introduced to deep plan areas via rooflights as shown on drawings. Service users are sensitive to the environmental conditions and stress levels are accepted to rise if overheating occurs. The building will be well insulated and will respond slowly to high external temperatures. However comfort cooling will be provided to all observation rooms to ensure a comfortable and calming environment is maintained. The system will be electrically powered. An external air source heat pump and condensers will be sited to the rear next to the link corridor as shown on site drawings.