

DESIGN & ACCESS STATEMENT



Job Number 02338/8000 Rev P1
Date 06 July 2020
Project Huntley Centre Ventilation Works

Location

Huntley Centre
St Pancras Hospital
St Pancras Way
London. NW1 0PE

Use

The Huntley Centre is part of St Pancras Hospital operated by Camden and Islington NHS Foundation Trust and provides a range of inpatient and community mental health services to adults and older people who experience mental health issues and are living in the London boroughs of Camden and Islington.

Site

St Pancras Hospital site is 2.17 Ha and the Huntley Centre occupies the former Hospital for Tropical Diseases Building in the north-east corner. The site lies within the Kings Cross & St Pancras Conservation Area. As an unlisted building the Huntley Centre building does not make a positive contribution to the special character and appearance of the area (Conservation Area statement 2004). A Certificate of Immunity Ref. 1428048 was issued under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. The building is fully occupied and shall continue to be in use during the works.

The Huntley Centre comprises of four floors, ground floor administration and meeting rooms and 12 person Ruby Ward, First Floor Laffan Ward 16 bedrooms, Second Floor Dunkley Ward 16 bedrooms and Third Floor Rosewood Ward 11 bedrooms.

Brief

There is currently an Outline Business Case being prepared on the site with three options being considered. Planning Policy CSP5 has allocated the site for a mixed-use development consisting of health, housing and commercial uses.

The brief for the design team has been to improve the very poor internal environment on the existing wards of the Huntley Centre in an economic manner with a lifespan of 5 years to take into account the future redevelopment of the site and this building. The wards and circulation areas suffer from lack of ventilation and thus build-up of heat particularly during the summer months. The works have to be designed to be able to be installed whilst the building remains in use and remain open for patients as there are no alternative locations for decanting services. Improved ventilation has also assist in relation to reducing Covid 19 infections.

Proposals

It is proposed to install a new ventilation system within the building to bring in fresh air to the main circulation areas and shared spaces such as lounges and dining rooms. These spaces will also be fitted with comfort cooling split units to address the overheating of the rooms. External condenser units will be fitted to the external walls of the building to the rear facades where existing plant already exist to the south-east and north-east elevations.

Due to the remaining lifespan of the building (5 years) it is uneconomic to address the overheating by altering the external fabric of the building. Replacement aluminium double-glazed windows have previously been fitted to the building but with the necessary security and anti-ligature requirements these are unable to address the ventilation requirements for all the internal spaces.

An external noise survey has been undertaken and the acousticians have identified the maximum acceptable noise levels from mechanical plant and the new units comply with these prescribed requirements.



North-east (rear) elevation



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