



Middlesex Hospital Annexe Site
44 Cleveland Street, W1T 4JU

For and on behalf of University
College London Hospitals Charity
(UCLHC)

S73 Planning Application

Design & Access Statement



Design team

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Introduction

Introduction

Overview

This Design & Access Statement supports the S73 application to vary Conditions 2,3,4 and 5 of Planning Permission 2018/1584/P at the Former Middlesex Hospital Annex, 44 Cleveland Street, W1T 4JT

S73 Documentation

The following reports and drawings have been submitted with this S73 application:

- Design & Access Statement by Llewelyn Davies Architects
- Planning Statement by Temple
- Revised Landscape drawing highlighted in section 5.0 of the DAS.
- Transport Statement relating to cycle parking is contained within section 6.0 of the DAS.
- Energy Statement summary provided by Arup
- Fire Strategy provided by Arup and incorporated into the DAS section 7.0
- Plans, Sections & Elevations @ 1:100
- Workhouse North elevation proposed AOV (automatic opening vent) for staircase for smoke & fire escape / ventilation. See section 8.0.
- Schedule of areas and accommodation highlighted in Section 9.0 of the DAS.

The high level changes to the scheme are as follows:

Existing Buildings - Market Housing Ground, 1st, 2nd & 3rd Floor + Roof

North House No changes

Listed Building

Workhouse Minor changes to staircase window to incorporate AOV for smoke extraction.

Existing building South House Affordable Intermediate Ground, 1st & 2nd Floor + Roof

South House No changes to plans or building fabric. Proposed change in tenure from Affordable Intermediate to Market Housing. Ground floor community room retained.

MRI

Quench Pipe No change as per approved drawings

This will provide a total of 15 units for Market Housing within the 3 existing buildings providing 5 x1 bed, 7 x 2bed, 1 x 3bed & 1 x 3bed Townhouse, 1 x 4bed Townhouse.

New Build - Commercial Floors Basement, Ground, 1st and 2nd Floor

Basement Level -2 New basement level added for core & sprinkler water tanks.

Basement Level -1 Minor changes to layout. 6 MRI scanners as per approved drawings. Reconfiguration of scanners, changing room and plant space. Internal bike store located to secure walled area with canopy.

Ground Flr Minor changes to layout. Reconfigured to create affordable core Disabled bike store with lift access to changing rooms

First Flr Minor changes to layout. Reconfigured to create affordable core

Second Flr Minor changes to layout. Reconfigured to create affordable core Overall reduction in area for commercial use to incorporate affordable access to level 01, 02 and 03.

New Build - Affordable Social Rented & Intermediate Basement - 3rd Floor.

Below is a list of overall changes to the affordable housing design:

- Affordable units reconfigured and accommodated on level 00, 01, 02 and 03.
- Ground Level new entrance, bike store and lift core created serving floors basement level 01 to level 03.
- 4 Affordable intermediate units are provided on level 01 and 02, providing 1 x 1bed and 1 x 2bed per floor. These will be retained by UCLH Charity to provide staff accommodation for the hospital at affordable intermediate rents.
- Level 03 provides 13 Affordable units for social rent. This contains 8 x 1bed, 4 x 2bed and 1 x 3bed apartments.
- The apartment layout on Level 3 has maximised the footprint to create additional units by reconfiguring 2 x 3 bed units into 4 x 1 bed units.
- All residents are provided with a private terrace and / or access to the private amenity space courtyard garden on level 3.

Level 1 to 3 provide a total of 17 units for Affordable Housing. 4 units will be retained by the charity for hospital staff accommodation at affordable intermediate rents. 13 units will provide Affordable Social Rented Accommodation.

New Build - Affordable Social Rented & Intermediate 4th Floor- 7th Floor converted to Market Housing.

- Level 04, 05, 06 and 07 has been reconfigured to provide 25 market housing units. This provides a mix of units containing 8 x 1bed and 17 x 2 bed.
- All residents are provided with a private terrace and access to the private amenity space courtyard garden on level 5.

New Build - Affordable & Commercial Roofspace 7th Floor

- The roof plan has been reconfigured to incorporate plant equipment, solar panels and green roof.
- The plant enclosure has increased slightly to incorporate additional plant.

1.0 Approved Scheme Tenure Location

1.1 Approved Scheme 2018/1584/P Tenure Location

The following drawings highlights the approved scheme tenure locations.

Affordable New Build Units

- 30 Social Rented units (14 x 1bed, 7 x 2bed, 9 x 3bed)
Floors 1 - 5
- 6 Additional Social Rented units (6 x 3bed units)
Floors 6 - 7
- 2 Intermediate units (2 x 1bed)
Floors 6 - 7

- Grd Floor - Entrance / core & bike store shared services
- 1st Floor - 2 units social rented (1 x 1b, 1 x 2b)
- 2nd Floor - 2 units social rented (1 x 1b, 1 x 2b)
- 3rd Floor - 11 units social rented (1 x 1b, 1 x 2b)
- 4th Floor - 10 units social rented
- 5th Floor - 5 units social rented
- 6th Floor - 3 units social rented / 1 unit Intermediate
- 7th Floor - 3 units social rented / 1 unit Intermediate

South House Units currently Affordable Intermediate

- South House - Community Room - Ground Floor Level
- South House 2 units Intermediate (1bed duplex & 2bed duplex)
1st & 2nd Floor

Total Units

- 36 Affordable Social Rented units
- 4 Affordable Intermediate units



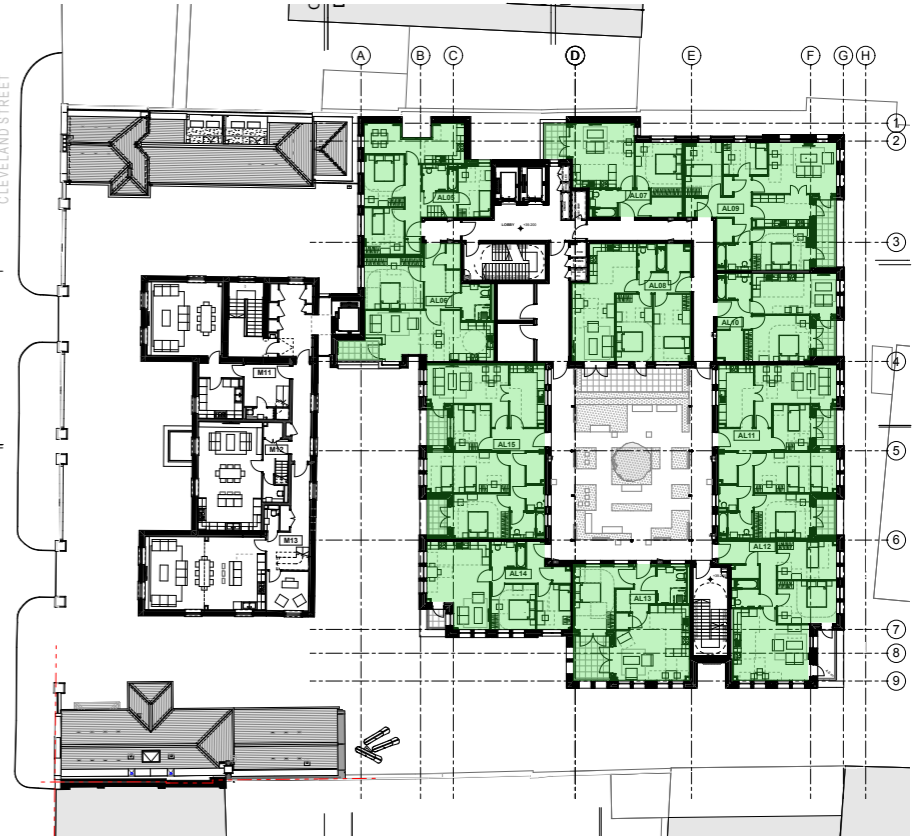
2019 Approved Scheme - Ground Floor Plan
Affordable Entrance



2019 Approved Scheme - First Floor Plan
Affordable Legacy Social Rented

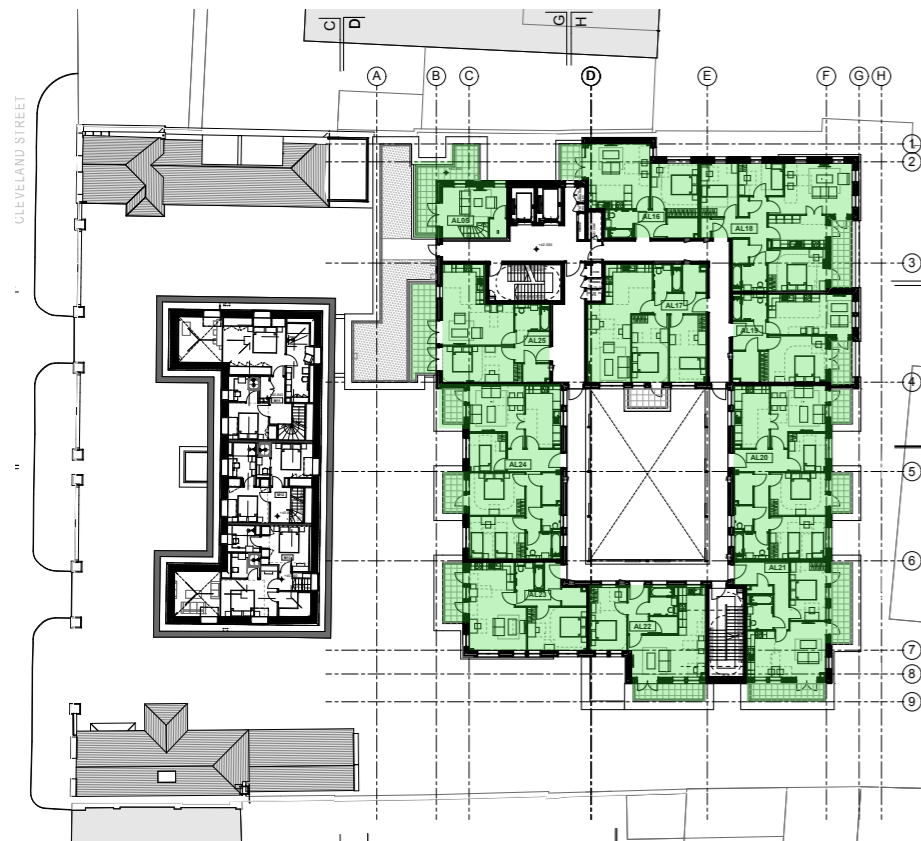


2019 Approved Scheme - Second Floor Plan
Affordable Legacy Social Rented

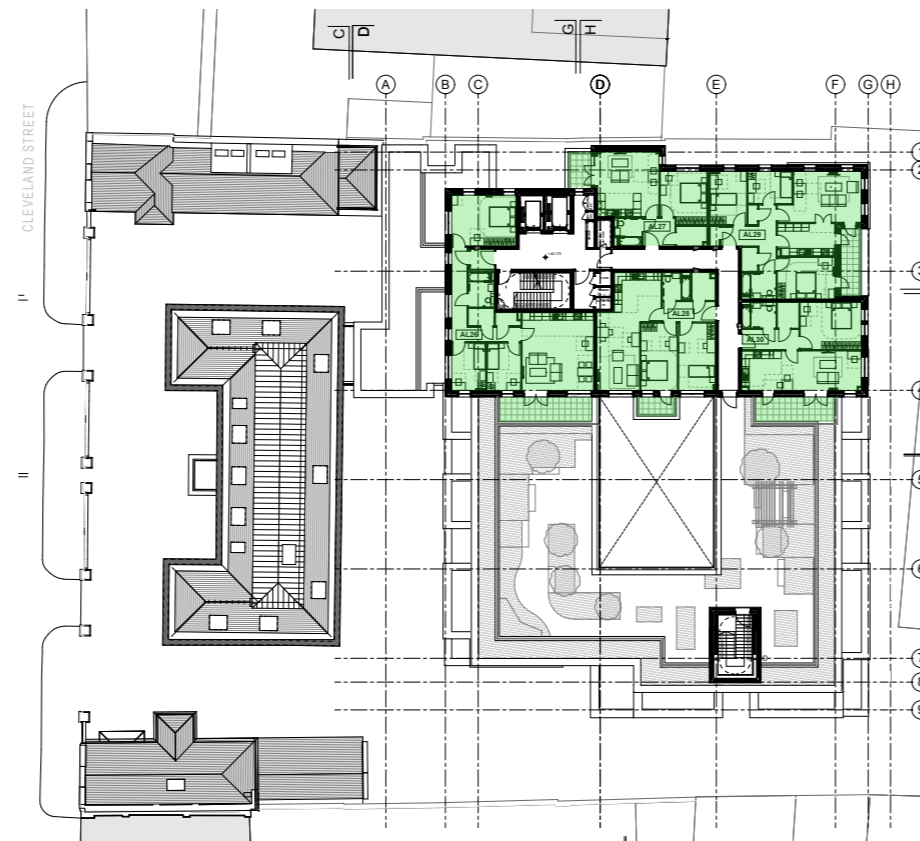


2019 Approved Scheme - Third Floor Plan
Affordable Legacy Social Rented

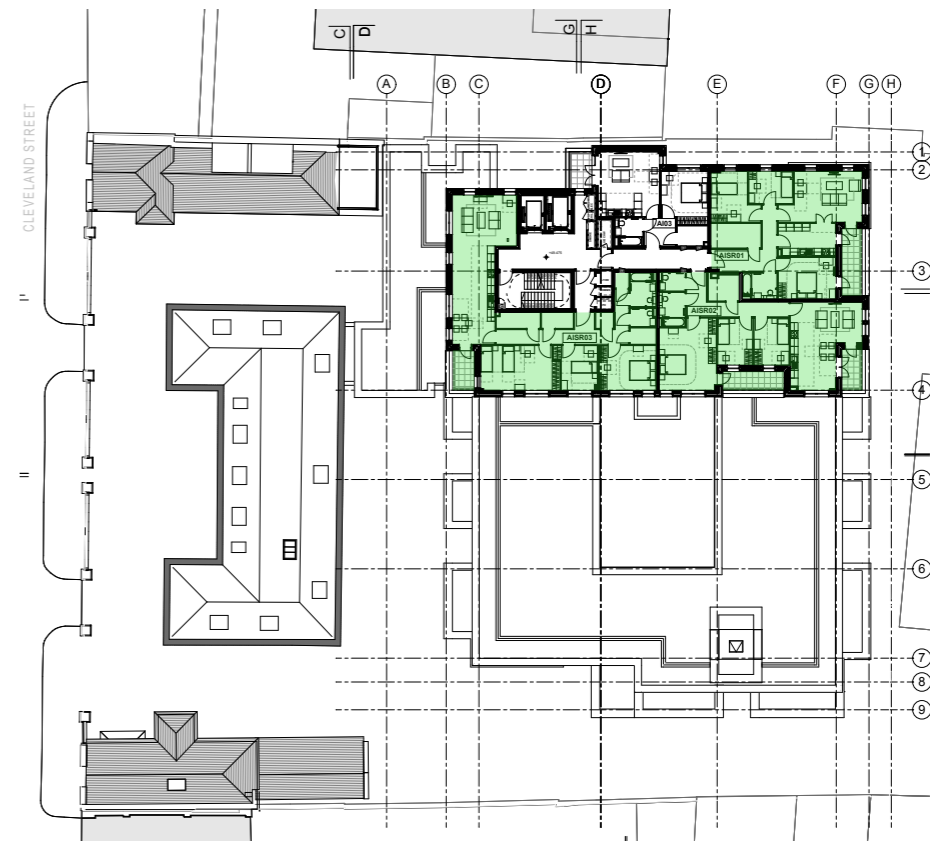
1.1 Approved Scheme 2018/1584/P Tenure Location



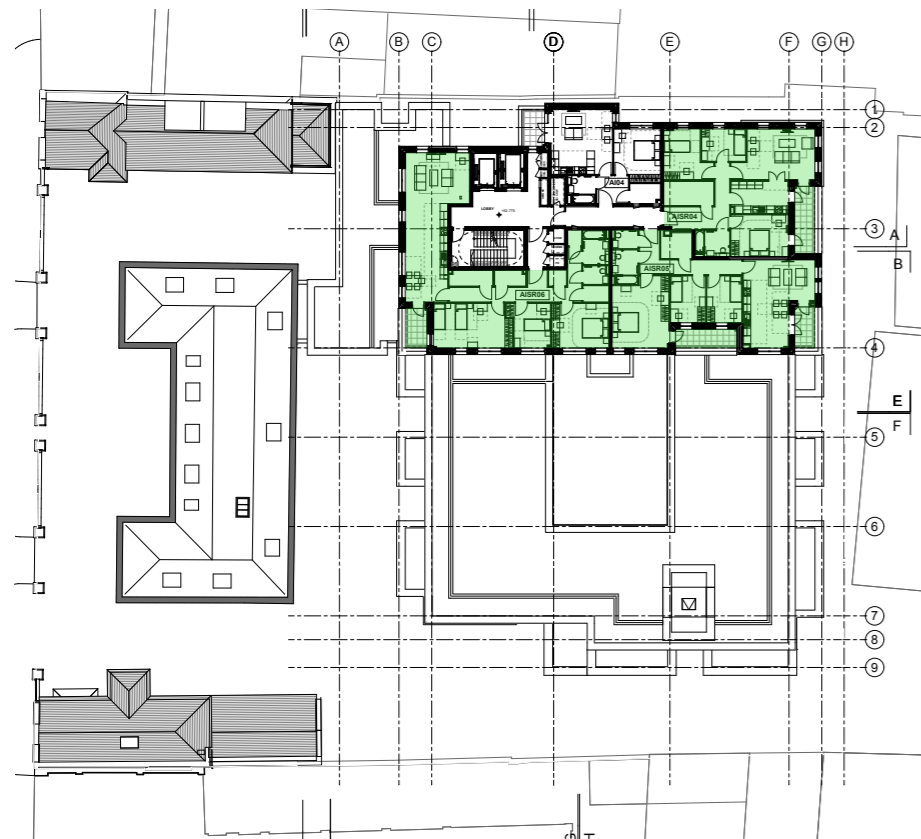
2019 Approved Scheme - Fourth Floor Plan
Affordable Legacy Social Rented



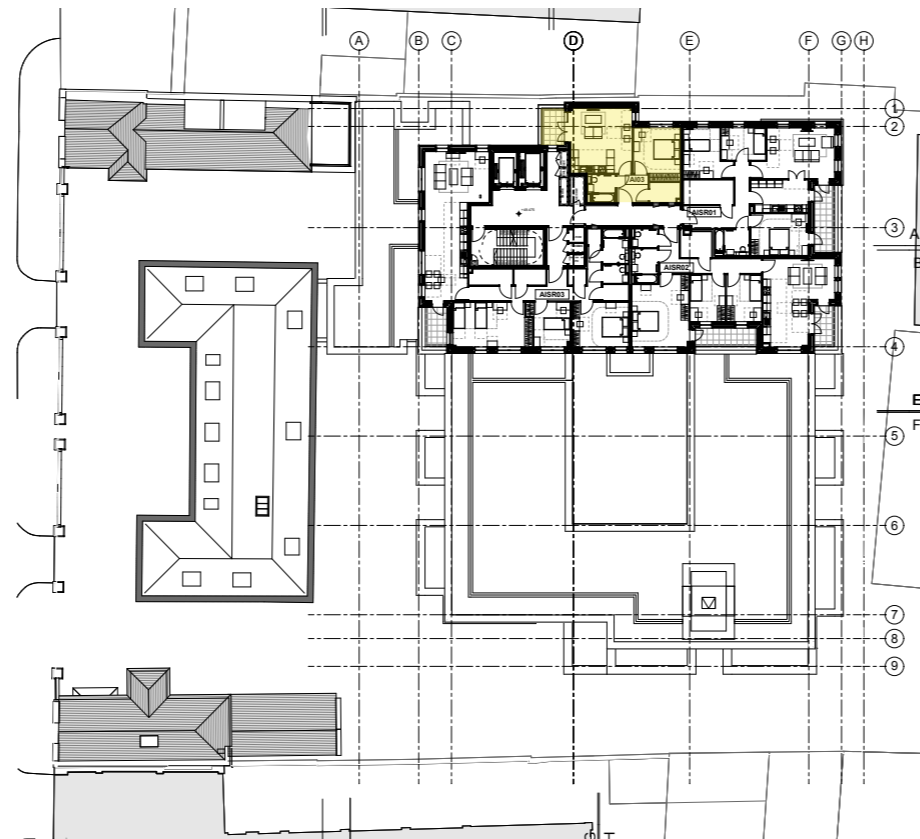
2019 Approved Scheme - Fifth Floor Plan
Affordable Legacy Social Rented



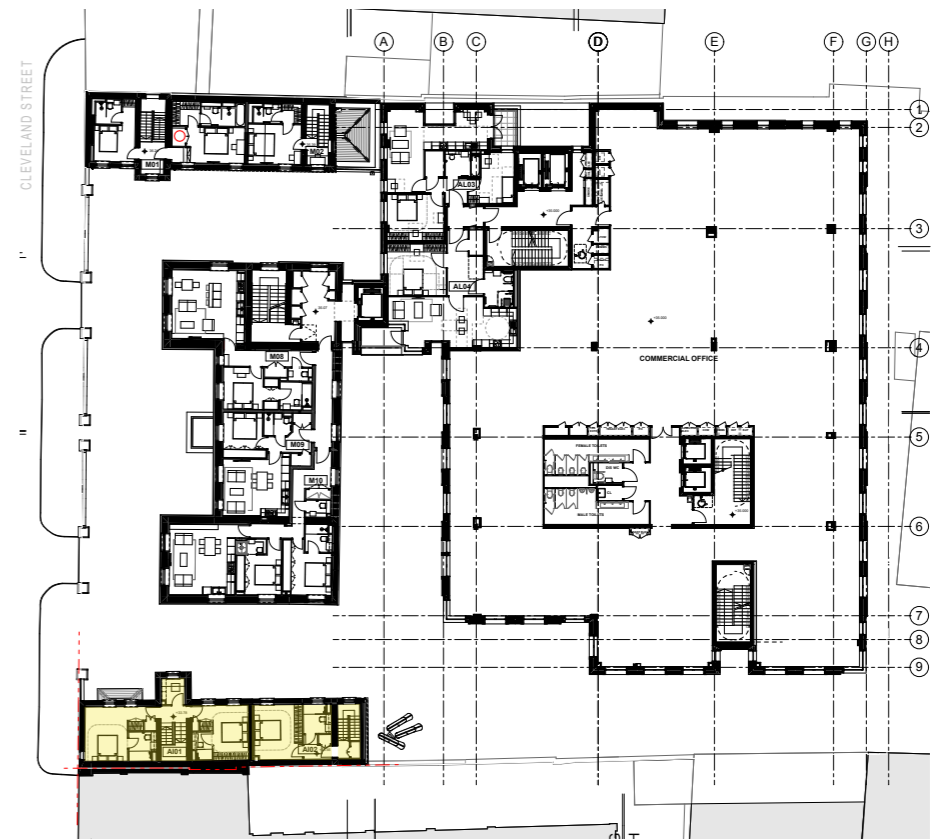
2019 Approved Scheme - Sixth Floor Plan
Additional Affordable Social Rented



2019 Approved Scheme - Seventh Floor Plan
Additional Affordable Social Rented



2019 Approved Scheme - Sixth / Seventh Floor Plan
Additional Affordable Intermediate



2019 Approved Scheme - First/Second Floor Plan
South House - Intermediate