



PROJECT ORIEL – LINK CORRIDOR
66 WIGMORE STREET & 18 BENTINCK STREET, LONDON,
FORTIUS CLINIC LONDON & FORTIUS SURGICAL CENTRE

DESIGN AND ACCESS STATEMENT

On behalf of

fortiusclinic

Part of Affidea Group

JOB NO. 22559
DATE 23 October 2023
REVISION P03
PREPARED NSL

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1 INTRODUCTION

1.1 The Purpose of the Report

1.1.1 This Design and Access Statement has been prepared on behalf of the building owner Howard De Walden Estate and leaseholder Fortius Clinic. It is intended to explain how the design team have attempted to marry the aspirations of The Estate and Fortius Clinic as set out below with practicable designs that both the public and Westminster's officers would find appropriate, and a positive contributor to the conservation area. This application aims to provide as little disruption to the surrounding building and maintain the works within the existing footprint where possible.

1.2 Location of the Application

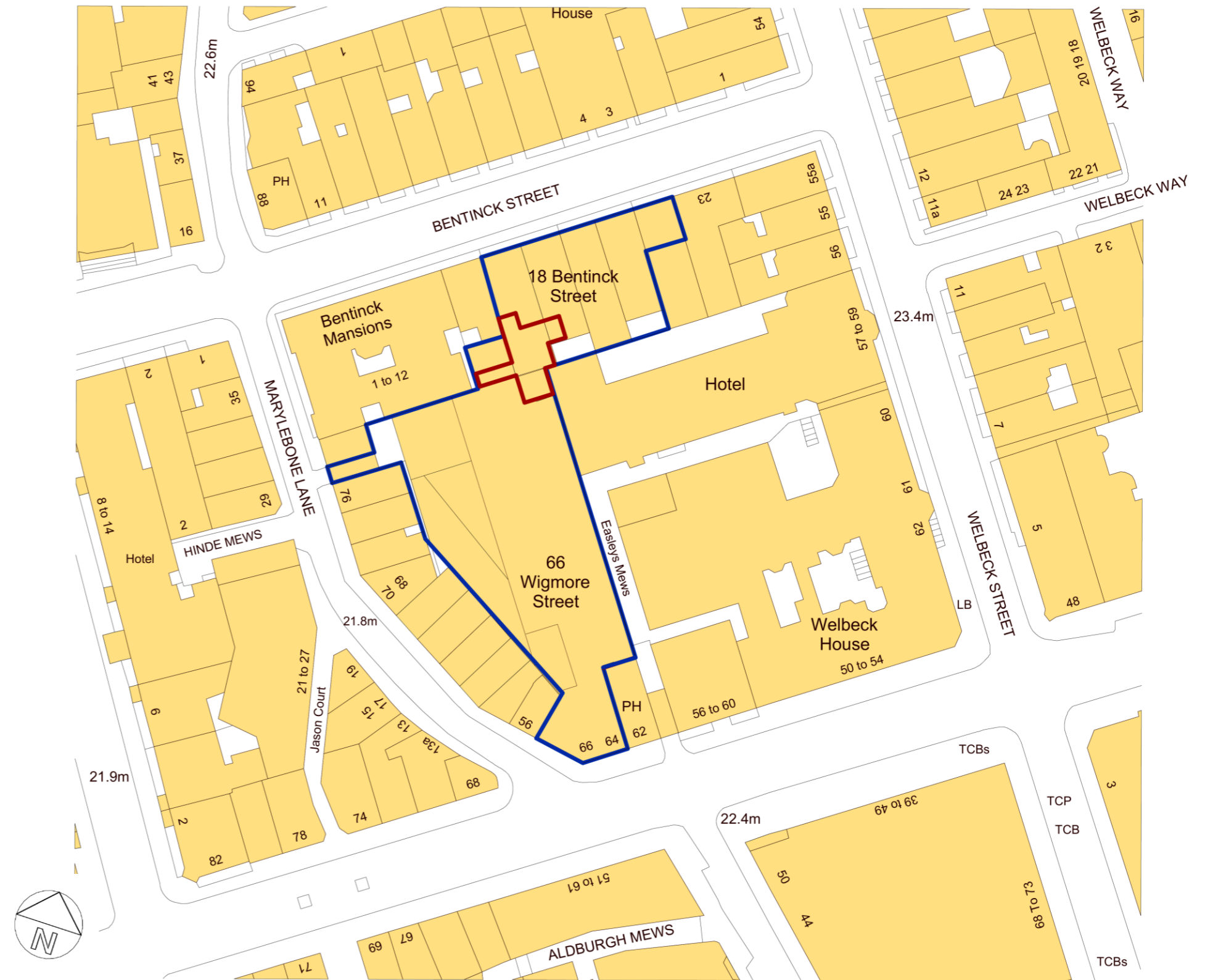
1.2.1 The application site is located in the City of Westminster, London W1U and incorporates the two following addresses: Fortius Clinic London (Formerly Schoen Klinik), 66 Wigmore Street to the South-West and Fortius Surgical Centre, 18 Bentinck Street to the North. It is bounded by Wigmore Street to the south, Marylebone Lane to the west, Bentinck Street to the north and Welbeck House and Holiday Inn Hotel to the east. The site is located in a highly accessible central London location with a PTAL rating of 6b, with numerous bus routes, London Underground stations, public transport nodes and Cycle Hire docking stations in the immediate locality. A wide range of goods and services are easily accessible on foot and by public transport.

1.3 Use Class

1.3.1 Fortius Clinic provide highly specialised orthopaedics and sports medicine evidence-based treatment and provides day surgery facilities at the two buildings. The two affected buildings 66 Wigmore and 18 Bentinck Street have used class C2 for planning, with a range of surgical facilities, recovery, diagnostic imaging, consultation, patient accommodation, and support facilities for both. The two buildings at present function separately, with all services and facilities. Both have self-governing day surgery facilities and staff that work independently.

1.4 Objectives of the Proposal

1.4.1 The proposal aims to connect the two buildings with a link corridor to allow the transition of staff and patients, while also respectfully addressing the proposal in the context of the conservation area and neighbouring buildings. This would allow better coordination of facilities and allow for a more effective and efficient hospital facility that helps with the care of the patients. An accessible link corridor is required, with the need for a bed lift to transfer patients between buildings. The servicing of the two buildings will remain independent.



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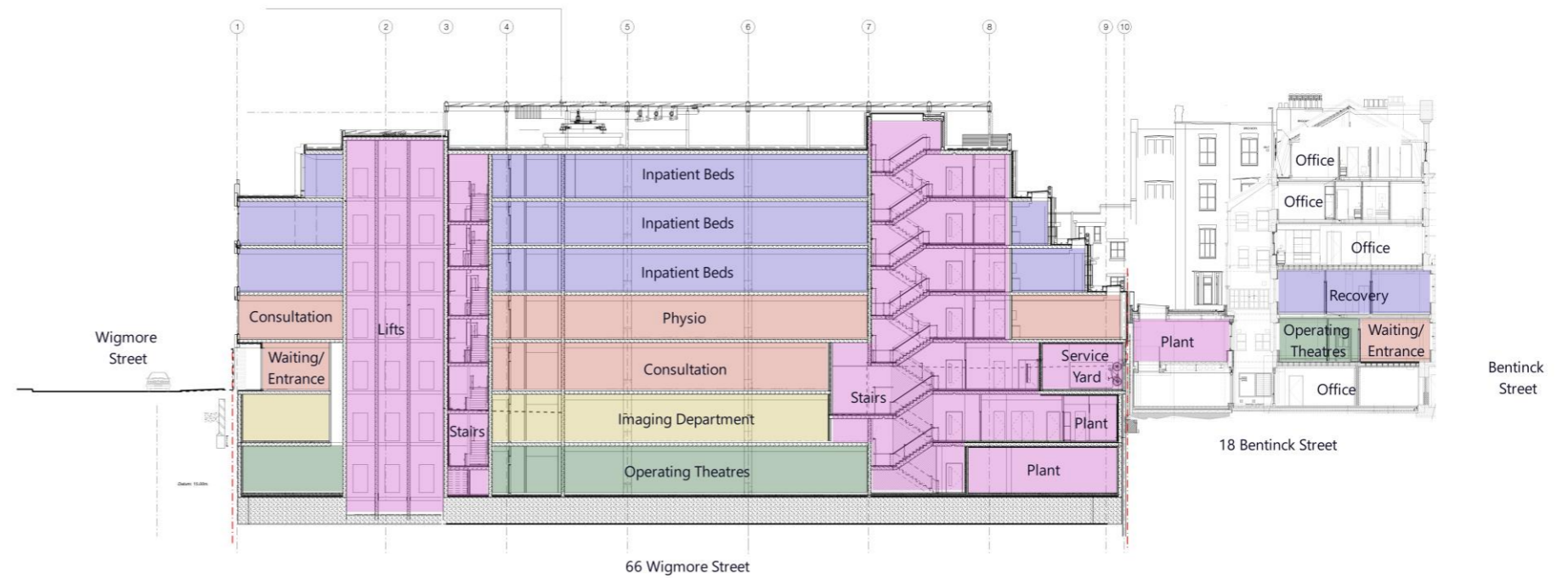
2 SITE CONTEXT

2.1 Planning Site

2.1.1 The first and larger building is the 66 Wigmore Street, Fortius Clinic London site which is located at the south-west corner of Wigmore Street and Marylebone Lane. It occupies 66 Wigmore Street, which is a contemporary 7-storey building including two storeys below ground with additional plant space at roof level. The building has 7,339m² GIA with 39 inpatient beds, an Imaging department, 3no operating theatres and was completed in June 2018.



66 Wigmore Street Elevation showing the Fortius Clinic London entrance.

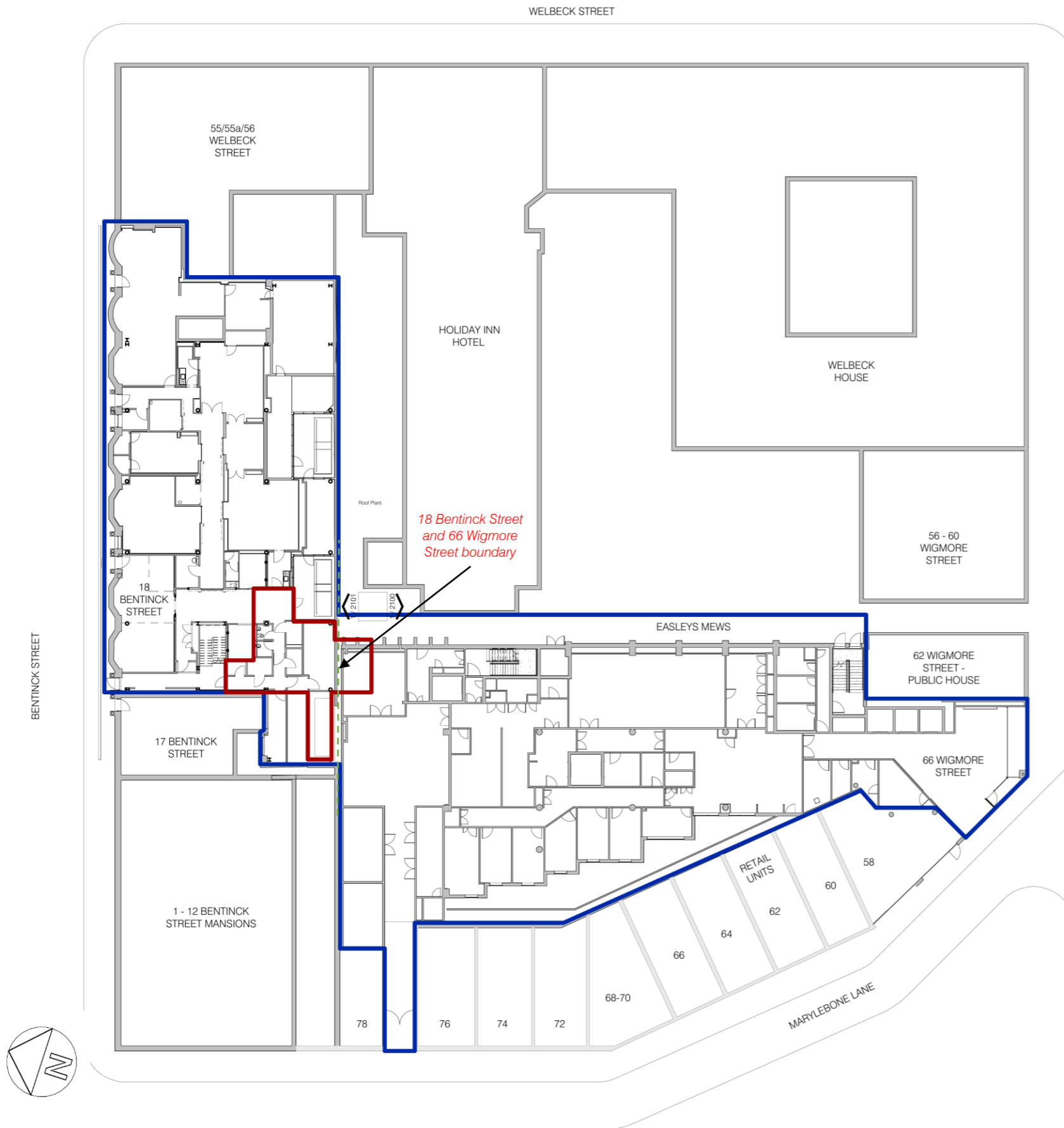


2.1.2 18 Bentinck Street, Fortius Surgical Centre is located central to Bentinck Street, spread over several of the properties on the ground and first floor of 18 Bentinck. The surgical facility is 1,600m² and was completed in November 2016. The surrounding floors above and below are office facilities with B1 use class.



18 Bentinck Street elevation with the Edwardian architecture showing the Fortius Surgical Centre entrance.

Existing Section of the two buildings, left had side 66 Wigmore (Fortius Clinic London) & right 18 Bentinck Street (Fortius Surgery Centre) showing the department types.



Site plan – blue line showing the 18 Bentinck Street and 66 Wigmore Street boundary. Red line showing the link corridor area of works.



Marylebone Lane high street, curve with a mix of Georgian, Victorian, and Contemporary architecture showing the public realm enhancement. 66 Wigmore has its deliver yard off this street.



Bentinck Street Mansions 1-12 in the Edwardian style, located at the corner of Bentinck Street and Marylebone Lane.



(Left Image) A hotel building (the Holiday Inn Hotel) fronting Welbeck Street is situated to the east of the site. (Left Middle) Rear of 18 Bentinck Street first floor roof looking at the rear of Holiday Inn which is predominantly white brick with little to no architectural features. (Right Middle) Rear of 18 Bentinck Street first floor roof looking at the Easleys Mews and the rear of the Cock and Lion public house. (Right) Frontage of the Cock and Lion public house with the Easleys Mews service route to the right-hand side of the main frontage.

2.2 Surrounding Buildings

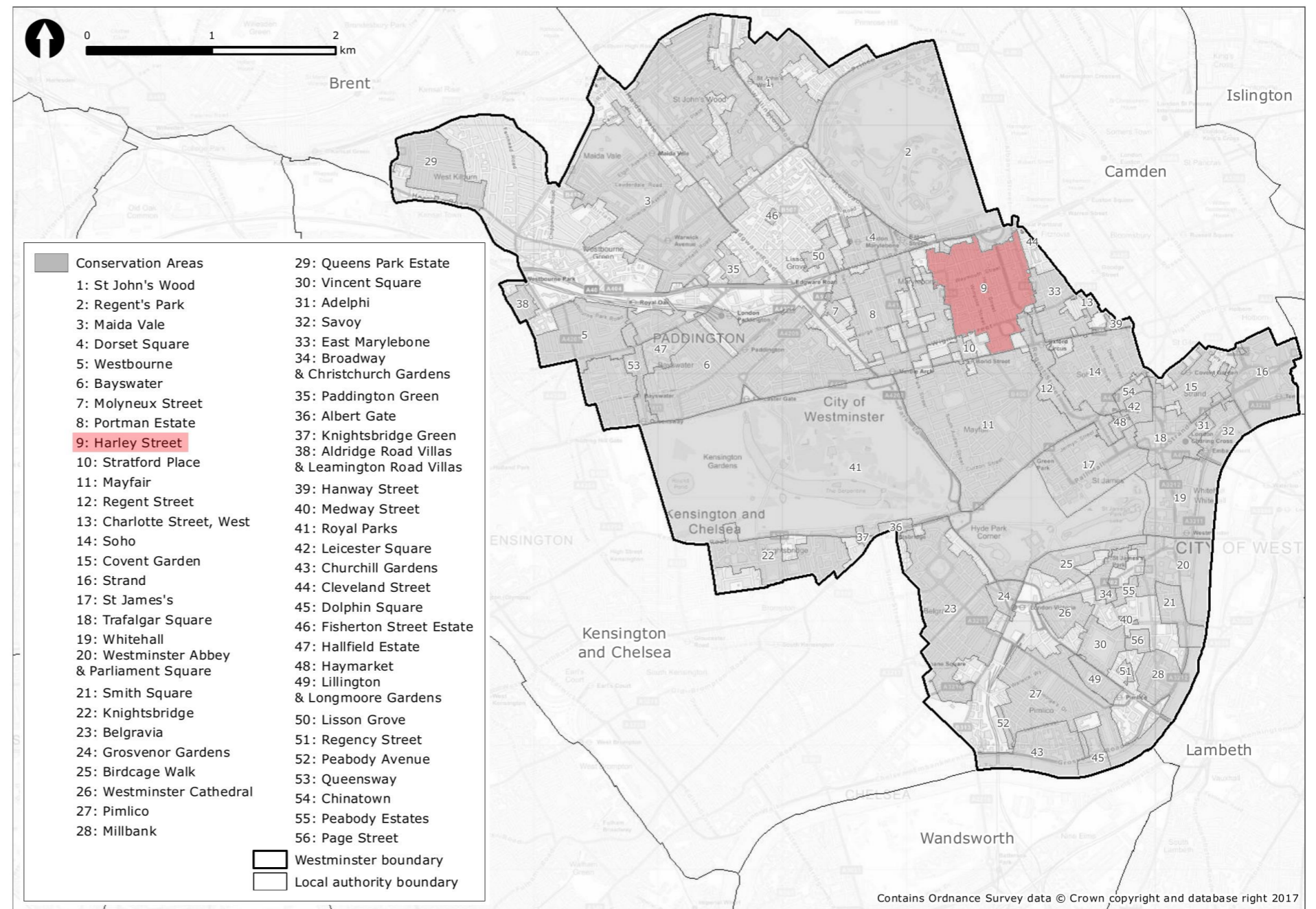
- 2.2.1 The rear of 66 Wigmore Street and 18 Bentinck Street is Easleys Mews, which forms the main area affected by the proposal. Easleys Mews is the access route to the rear of the properties, accessed from the right-hand side of the Cock and Lion Public House (no. 62 Wigmore Street).
- 2.2.2 The buildings off Easleys Mews are modern in construction with little architectural features. The Hotel Inn Hotel has a white brick, 10-storey hotel extension to the east of Easleys Mews. The northern end of Easleys Mews is terminated by the rear of the hotel with plant equipment on a roof and a delivery area to the rear of the hotel. The western side is fronted by the contemporary office building at 66 Wigmore Street. The street provides a service area for the public house, hotel, and space for supporting service.
- 2.2.3 The neighbouring properties are a mixture of retail units with frontage to the primary streets off Marylebone Lane and Wigmore Street with a mixture of office and residential units above. Bentinck Street and Welbeck Street are formed of offices with some residential units.
- 2.2.4 The existing 18 Bentinck Street first floor has a flat roof with ballast and roof lights to the plant room below.



Site image from the 66 Wigmore Street fifth floor roof looking onto the 18 Bentinck Street First floor roof and existing contemporary glazed façade and rooflight. Left hand side is 1-12 Bentinck Street Mansions with gap between roof and 17 Bentinck Street.



North 3D birds eye view, Bing Maps. Showing the front/roof of existing 66 Wigmore Street (bottom) and the rear of 18 Bentinck Street (top)



Conservation area map – Westminster Council showing the Harley Street conservation area in red.

2.3 Conservation Areas

2.3.1 The site is within the Harley Street Conservation Area (CA) located in the north-east of the City of Westminster and which includes most of the Howard de Walden Estate. It is bound by Marylebone Road to the north and Oxford Street to the south. Great Portland Street and Portland Place form its eastern perimeter; and Marylebone High Street and Luxborough High Street are at the western edges. Whilst none of the buildings in the four bounding streets are listed, all the buildings are identified as 'unlisted buildings of merit' in the Harley Street Conservation Area Audit.

2.3.2 The Conservation Area Audit report has identified three distinct character areas. The central parts of the conservation area, which the application site is located, are characterised by a Georgian street grid pattern with mostly Georgian buildings and their mews property behind. The western character area is termed 'Marylebone High Street and adjoining Streets'. Here there is a more informal layout of commercial streets and a mix of architecture that is primarily Victorian and Edwardian. The third character area is that of 'Portland Place and the area to the east'.

2.3.3 The western end of Bentinck Street falls within the Marylebone High Street character area whereas the site and the eastern part of the road fall within the grided Harley Street character area. The surrounding buildings within this CA are predominately of tall buildings four, five and six storeys. The majority are of 4-5 storey Georgian/Victorian properties replaced in the late 19th and 20th Century. The replacement buildings often occupy multiple historic plots. Many of these buildings are of mixed architectural style contemporary with Dutch gables and bay windows in buff brick, stone, and render. Marylebone Lane is occupied by buildings of four storeys (and two storeys). The buildings all front onto the narrow pavement, and have plain façade treatments, with very little architectural embellishments.

3 HERITAGE STATEMENT

3.1 Heritage Context

3.1.1 The statement considers the impacts of a proposed redevelopment directly affecting 66 Wigmore Street and 18 Bentinck Street.

3.1.2 The surrounding buildings are mostly 3-4 storey brick buildings, with retail and commercial ground floors and mixed residential, commercial and office use to other floors. 64-66 Wigmore Street were extensively redeveloped in the 1980s as a result the only historic fabric to survive is the façade from first floor up. The ground floors of 64-66 Wigmore Street and Marylebone Lane have a continuous ground floor glazed frontage which forms part of the 2018 redevelopment.

3.1.3 The large 1980's office extension to the rear of 64-66 was demolished in 2013 and a contemporary building shell was built in 2016 fronting Wigmore Street and Marylebone Lane with the rear onto Easleys Mews (accessed via carriage entrance to the Cock and Lion Pub, 62 Wigmore Street). The building then developed internally and occupied as a healthcare facility in late 2018.

3.1.4 The buildings are located with the Harley Street Conservation Area, a designated heritage asset. The road fronting buildings are defined within the Harley Street Conservation Area Audit (adopted SPD) as unlisted buildings of merit and accordingly are treated as Heritage Assets. The contemporary 66 Wigmore Street building has not been included commented on since the 2008 report or updated on the conservation maps.

3.1.5 The sites are located within a busy central London location with a variety of architectural styles and periods including Edwardian, Victorian Georgian and mid to late 20th century. Wigmore Street and Marylebone Lane are of different character and appearance; Wigmore Street is a busy, wide, commercial thoroughfare with imposing buildings while Marylebone Lane is a narrow, winding street with modest architectural treatments and scale. The 66 Wigmore Street marks the transition between the two.

3.1.6 18 Bentinck Street is located on a secondary street with an Edwardian façade with large amount of embellishment and details. The most recent mixed-use development was completed in 2011 for B1 office, C3 independent residential use, the façade was retained with a new modern structure behind. In 2016 a further refurbishment was undertaken to provide a C2 clinical use development to provide a day surgery.



Extract from John Prince's Plan 1719 map showing the start of Wigmore Street to the east of the site location



Extract of the 1875 London (First Edition c1850s) showing the similar layout of streets to the current day arrangement.



Drawing from 1820 Wigmore Street



1916 Edition - St Marylebone Met. Borough, London

3.2 Area History

3.2.1 Marylebone began to be developed in the early part of the 18th century when in 1719 John Prince, the Earl of Oxford's surveyor drew up a master plan for the Harley Estate. This began with the development of Cavendish Square in 1719. By 1749 only the southern part of the area as far west as Marylebone Lane had been developed. The construction of Marylebone Road (then known as New Road) in 1756 quickened development. Portland Place was laid out in 1770, and the development on the north half of Harley Street was carried out between 1770 and 1820. Marylebone Gardens were closed in 1778, and roads and houses soon built upon them. By 1792 development of the area between Oxford Street and Marylebone Road were largely complete, with only areas on Harley Street and Portland Place at the southern end of Marylebone Park still not developed. 17-23 Bentinck Street are attributed to architect William Henry White 1862 – 1949.

3.2.2 During the late 19th and early 20th century many houses in Harley Street, Wimpole Street and Devonshire Place were rebuilt in Victorian and Edwardian styles. Harley Street and the surrounding area still had a large medical presence, offices dominated to the east edges, and many of the original Georgian Houses are now occupied by offices and flats.

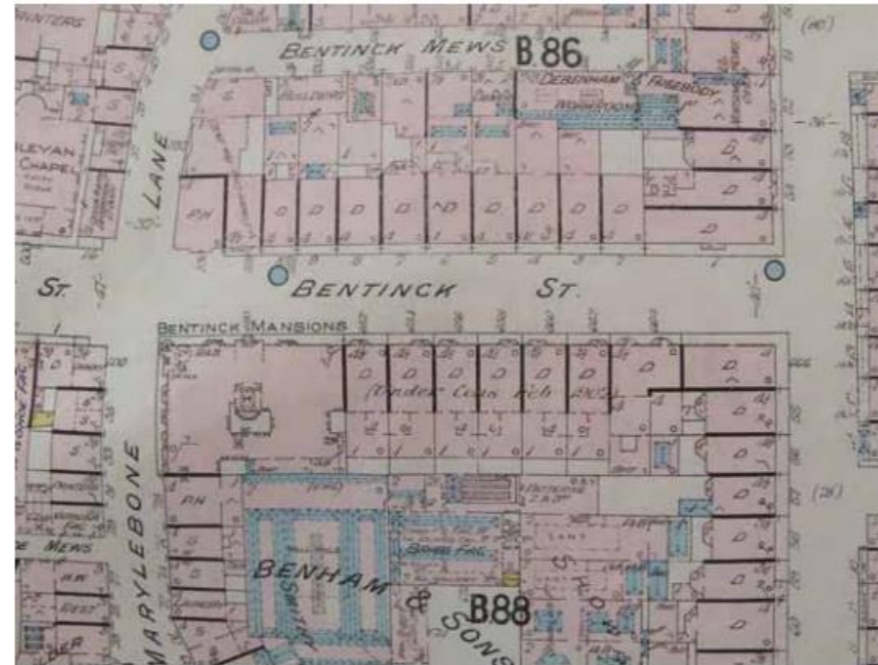
3.3 Bentinck Street & Wigmore Street

3.3.1 Bentinck Street was laid out on part of a field known as 'Clay Pitt'. The Street was named after William Bentinck, the second Duke of Portland who died in 1769, about a year after the street had been laid out.

3.3.2 As is the situation now, during the late 19th and early 20th century the leases of the houses previously located on the site were up for renewal. This was seen as an opportunity for architectural modernization. As has been seen elsewhere on the estate, architectural modernization was manifested in the English Renaissance and Queen Anne revival styles, both popular at that time.

3.3.3 Built between 1902 a GOAD map and photo of the site in 1910 (right) shows the renewed block. According to the street directories, numbers 21-23 were the first in the row to be occupied in 1904, followed by 19 and 20 in 1905, and then 17 and 18 in 1909. Goad maps dated 1934 (right) show the street before WWII.

3.3.4 During the Second World War the building in the current location of 66 Wigmore Street was hit by a bomb and was according to the LCC bomb damage map, indicating that it was 'damaged beyond repair'. The rear of the Bentinck Street could have suffered from some minor damage, but as they have not been coloured in by the LCC on their maps then it is unlikely to have been too significant. The row is mentioned by Pevsner as, 'Nos. 17-23, with sharpened gables, are of 1909 by W.H.White'.



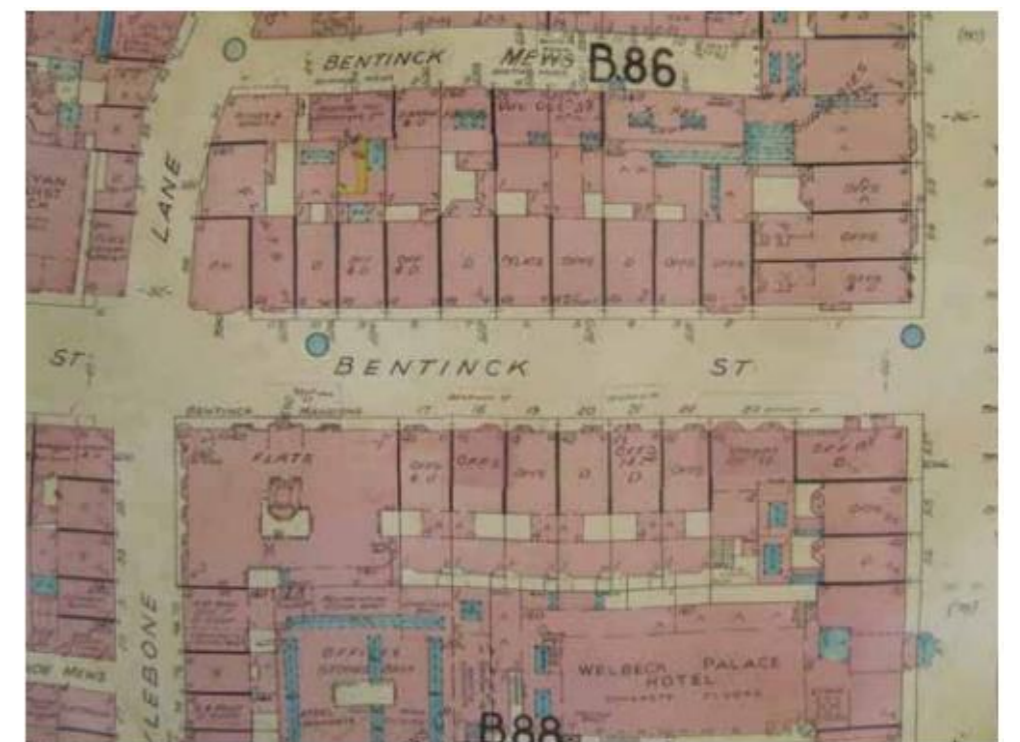
1902 GOAD plan showing the block under construction



Photo of Bentinck Street date c1910



World War II bomb map showing 66 Wigmore street in purple (damaged beyond repair)



1934 GOAD Map showing Bentinck Street and the rear of 66 Wigmore Street

3.3.5 Historically Wigmore Street comprised smaller scale properties, closer in form and appearance to the 1974 picture of 64-66 Wigmore Street. However, there was extensive redevelopment in the late 19th, 20th and 21st century. These redevelopments changed the scale of the building's street and introduced a greater commercial presence. There are many examples of buildings with cupolas or Dutch gables and bay windows in red brick, stone, and render. The buildings on Marylebone Lane and Wigmore Street all have ground floor shop front or commercial frontages with residential or office accommodation above. Many of the replacement buildings occupy multiple historic plots.

3.3.6 Photographs from 1971 show these properties before they with a simple façade form part of the mixed townscape of Wigmore Street. The scale of 64-66 is a reminder of the pre-1900 form of Wigmore Street but is not a good example. Whilst visually the facades of 66 Wigmore Street form part of the Wigmore Street townscape, they were architecturally weak compared to other examples in the area. The property was altered further by the redevelopment to the rear in 1980-81 as per the 2011 image looking down Easleys Mews (right). The 1980's office was deemed a negative impact in the 2008 Harley Street Conservation report. The front and office to the rear of 64-66 Wigmore Street was demolished in 2013 (below).



1974 Marylebone Lane to Wigmore Street junction looking down the narrow Marylebone Lane showing the shopfront.



1971 Photo of 64-66 Wigmore Street



3.3.7 In 2016 a contemporary office building shell was completed in the place of the demolished building, with 66 Wigmore Street not occupied initially. The building undertook further refurbishment in late 2018 to provide a day surgery facility, imaging department, consultation, and patient accommodation as an amendment to the planning application. The contemporary façade on Wigmore Street and Marylebone Lane is a mixture of red brick and buff brick, with aluminium windows that carefully transition to the neighbouring heritage assets on Marylebone Lane. The rear of the building has large amounts of glazing, rainscreen cladding, green walls/roof and topped with a louvre service area.

3.3.8 17-23 Bentinck Street rear was rebuilt in 2011 with the front façade maintained and the rear demolished with a contemporary building provided



2011 looking north down Easley Mews at the 1980's office. The rear of 66 Wigmore Street and demolished in 2013.



Rear of 66 Wigmore Street 2016 – Photo from the completed 2016 office and adapted complete in late 2018. In present day the green walls have failed in several areas.

in its place. The modern-day rear facade is a mixture of modern buff brick, aluminium windows, green walls, and glazed features. The Bentinck Street frontage has been carefully maintained to look very similar to the 1910 facade, this principal facade is the key heritage asset. The now separate 17 Bentinck Street is formed of two, one-bedroom flats and a four-bed flat.

3.3.9 Other key buildings that have rear facades onto Easleys Mews, include the hotel extension which has a featureless white brick facade, which is the current day Holiday Inn Hotel. The rear of Bentinck Mansion has a mixed facade consisting of buff brick with white brick corner details, and bay windows with some modern additions above.

3.4 Proposal

3.4.1 The proposal is located to the rear on two the building, in the connecting roof between the two modern facades. The proposal would be visible from Easleys Mews and the rear neighbouring properties.

3.4.2 To limit the potential impact to the historic built environment. The proposal has been designed to limit the corridor size, and extension height aim to keep proximity to modern facades of 18 Bentinck Street and 66 Wigmore Street to minimise visual disruption and prevent overshadowing the nearest estates. The proposal aims to keep maximum distance from adjoining 17 Bentinck Street residential units and Bentinck Mansion, to minimise the daylight reduction.

3.4.3 The health building notes (HBN) and health technical memoranda (HTM) for the basis of the size requirements of the corridor and lift to ensure the healthcare facility can function adequately and for the safety of patients.

3.5 Heritage Statement Conclusion

3.5.1 This report has presented information on the current and historic forms around 18 Bentinck Street and 66 Wigmore Street. It offers an assessment of the effects of proposed works on the rear of the buildings and awareness of the surrounding historic built environment. Consideration for the desirability of preserving or enhancing the character and appearance of the conservation area has been given, ensuring any design limit the impact and considers the neighbouring context.

3.5.2 The primary facade is the key heritage asset with the rear facades off the Easleys Mews providing little architectural significance, particularly in the case of the two affected buildings. Any proposal would be limited to connecting the two modern facades of the buildings. Consideration has been given to the neighbouring buildings as noted above and detailed further in the design principles below.



Front elevation of junction between Marylebone Lane and 66 Wigmore Street following the 2018 refurbishment.

4 DESIGN PRINCIPLES

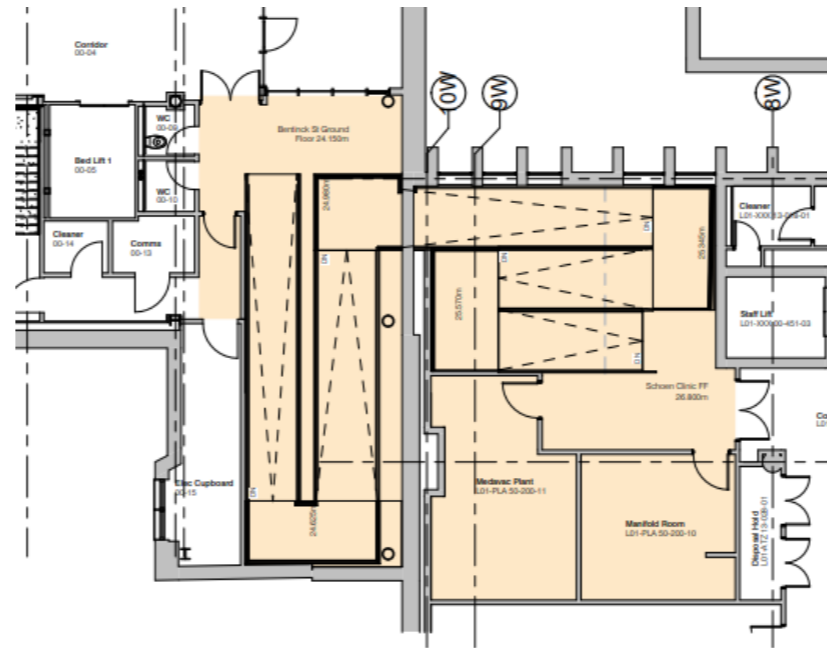
4.1 Initial Considerations

4.1.1 Each of the two healthcare facilities has a reliance on their operation theatres and would need to remain operational throughout any work. Any downtime to the theatres would have consequences for the wider function of the building, requiring the closure of a majority of the facilities, which would result in the works being financially unsuitable. Maintenance of the existing plant areas has been prioritised for both schemes to minimise disruption to the operating theatre. Four options have been discussed and reviewed, relating to the planning application and the client's needs. For all the options London Planning Policy D4 has been followed where appropriate. Throughout the design process, 3D visualisation has been undertaken to help understand the effects on the existing and neighbouring buildings.

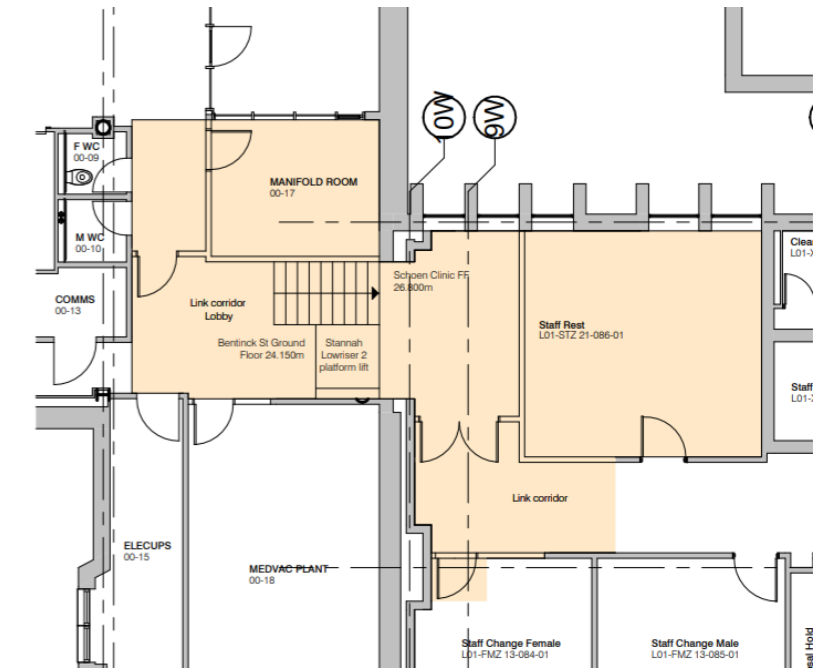
4.1.2 Initial consideration to connect the two facilities internally, from 66 Wigmore Street ground floor up to 18 Bentinck ground floor would displace key medavac/manifold plant rooms and require relocation of the generator room in 66 Wigmore Street. This would result in significant downtime for both surgeries and unfeasible financial implementations. This option would be unsuitable due to the infrastructure disruption, resulting in 6 surgeries out of action for the duration of the works.

4.1.3 Four main options have been developed, through gradual iteration with the client. The main variation is through the level connection and the options are noted on the existing section.

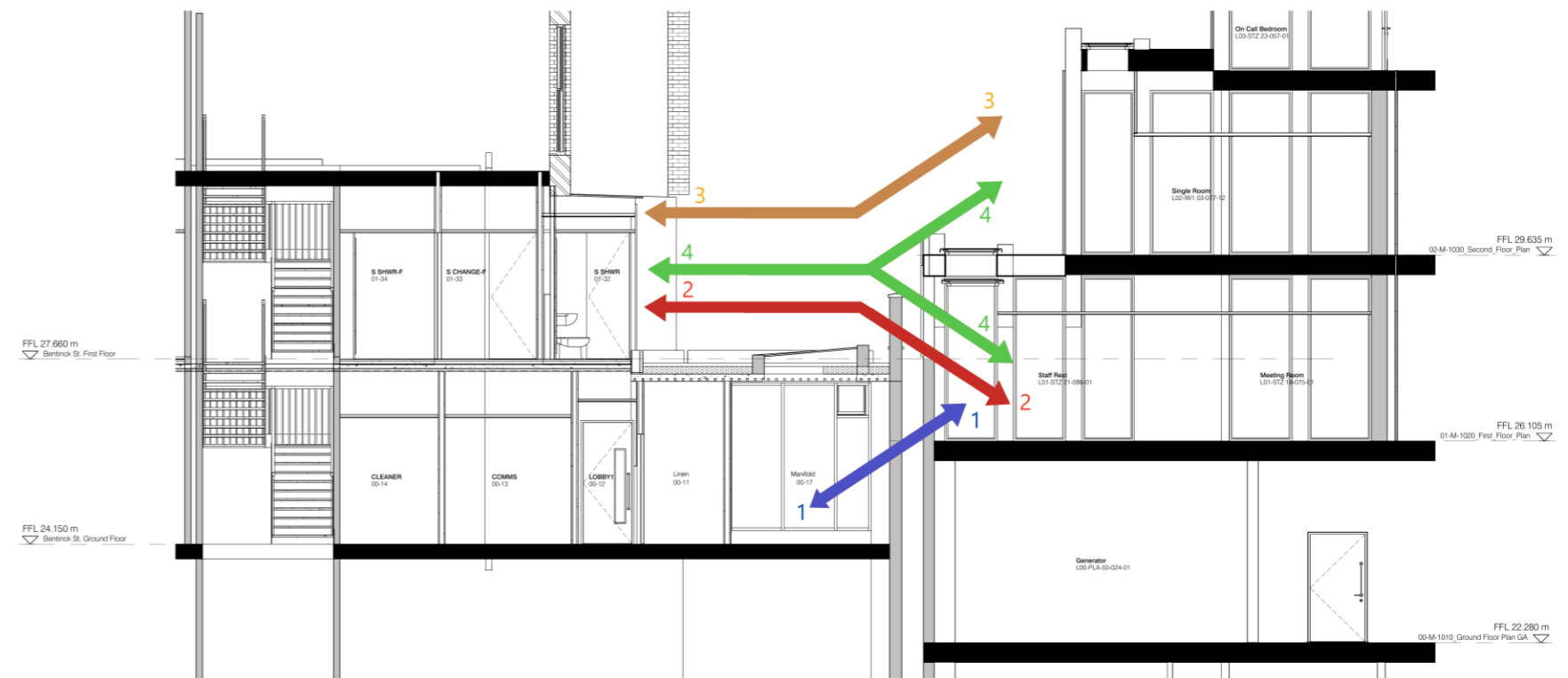
4.1.4 Option 1 (Blue) – providing a link corridor connecting 18 Bentinck Street's ground floor up to 66 Wigmore Street's first floor. There was a consideration of a ramped route (right) between the two properties, however, the difference in floor levels ranged from 1.6-2m which resulted in a minimum of 40m of ramp which would take a significant amount of useable floor area and would be hard for to get the bed around all the 180 turns. It was deemed more suitable to have a platform lift and stair option to provide a more compact option and less disruptive to the surrounding area and facilities. Both options disrupt 18 Bentinck Street plant areas and would result in significant downtime to one of the surgeries. This option would be unsuitable due to the reduction in useable floor area, and infrastructure, resulting in 3 surgeries out of action for the client. It was also deemed crucial to provide a bed lift rather than a platform lift to allow the transfer of unconscious patients. This option requires additional floor area above the Bentinck Street roof but is limited to the platform lift footprint.



Option 1 (Blue) – Ramped link corridor.



Option 1 (Blue) – Small platform lift

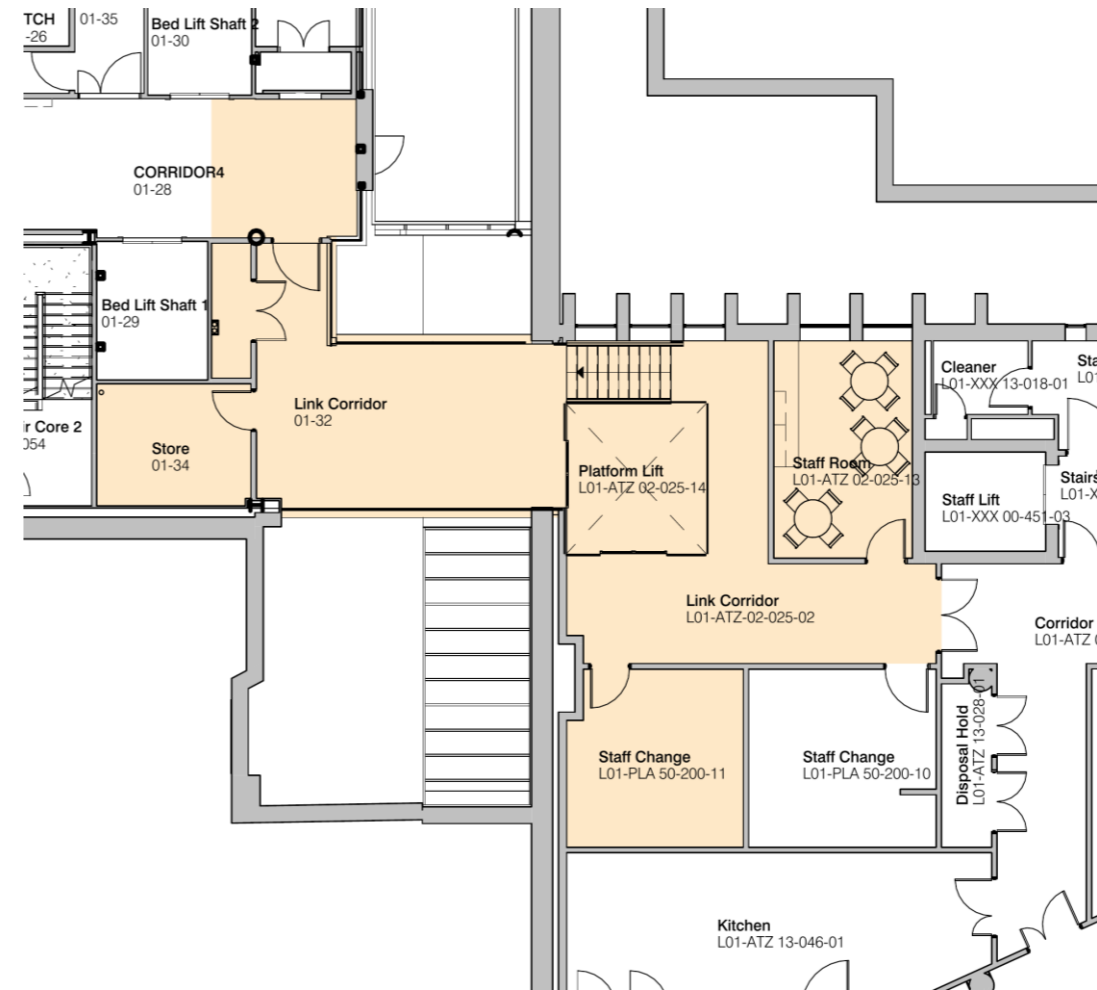


EXISTING SECTION 1

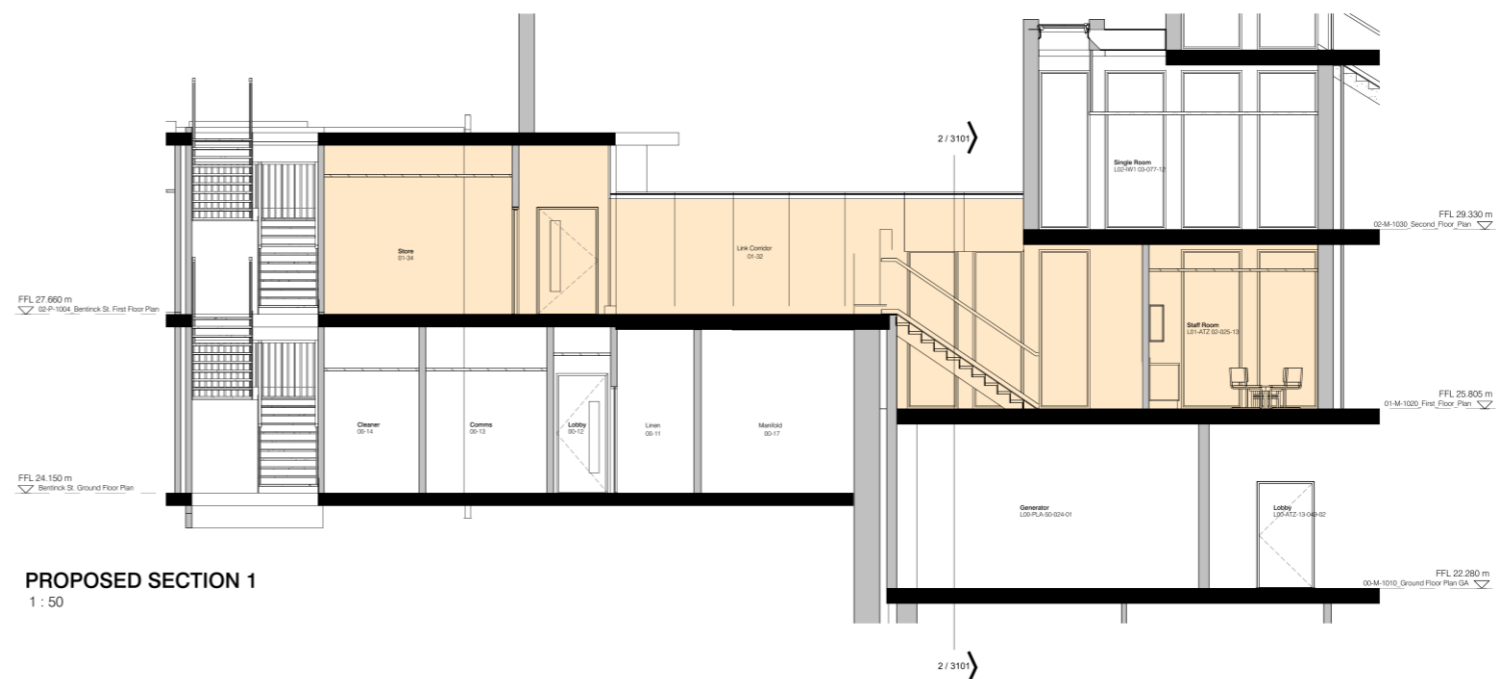
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4.1.5 Options 2-4 provide minimal disruption to the wider hospital plant areas. This greatly increases the feasibility of the scheme as it doesn't indirectly affect the surgeries. The Bentinck Street roof light above the plant area will be removed to accommodate the link and reduce the fire risk in accordance with the HBN guidance. The noted extensions require an additional structure that ranges in scale and has gradually developed in footprint.

4.1.6 Option 2 (Red) – The red option links the first floors at 18 Bentinck Street down to 66 Wigmore Street. It requires the reduction of the staff room and minor updates to the changing rooms. A small extension above the platform lifts on the Wigmore Street side. The stair/platform lift is formed on the Wigmore Street side and requires a 90-degree turn for the bed. Due to the position, the link corridor must be formed close to 17 Bentinck Street.



Option 2 (Red) – Link corridor from Bentinck first floor down to Wigmore first floor.



PROPOSED SECTION 1
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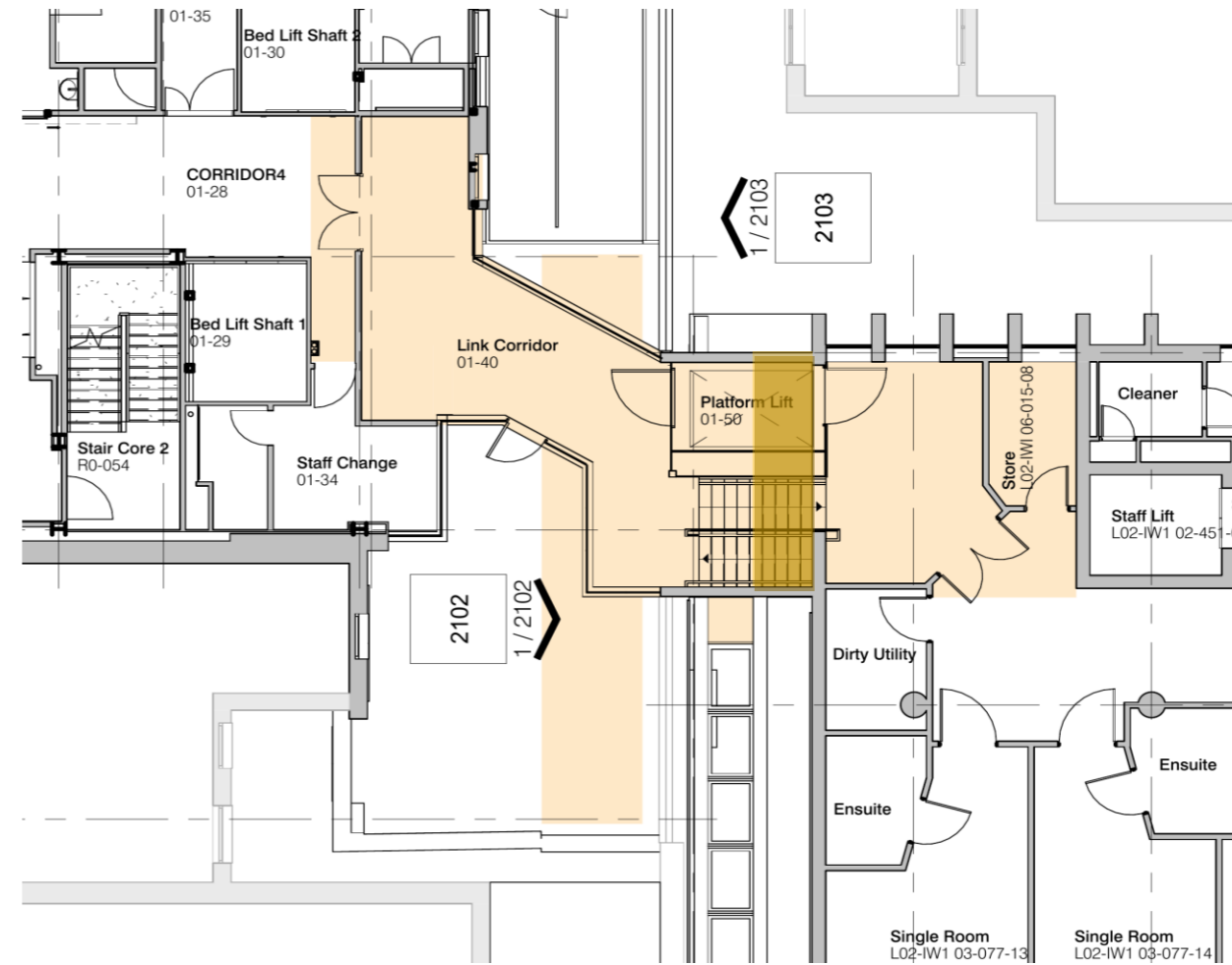
Option 2 (Red) – Section showing the minimal height extension, at 2700mm high to suit the platform lift.

4.1.7 Option 3 (Orange) – This option connects 18 Bentinck Street’s first floor up to 66 Wigmore Street’s second floor with new structures external above the two existing roofs, keeping hospital disruption to a minimum. This option forms the largest footprint but has been deemed suitable from a right of light point of view. The stair/lift is positioned on the Bentinck Street roof, which requires an increased height closer to the neighbouring building. Option to keep the link corridor away residence of 17 Bentinck Street, have been considered however, this has been deemed unsuitable as set out in 4.1.8. This option has been well received by the client, considerations to the neighbouring properties and forms the basis of the final design.

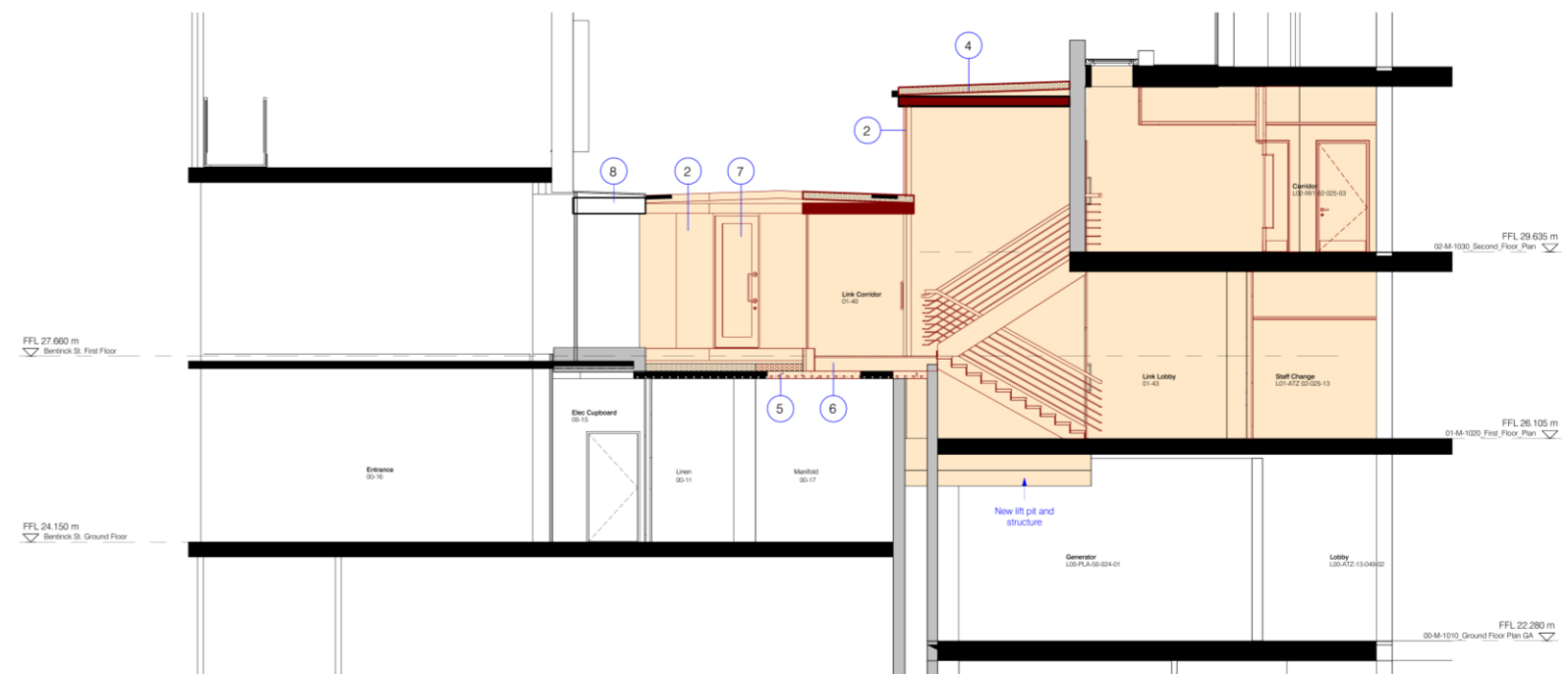
Further drawing and explanation are noted below in the Chapter 5.1 Final Design.

4.1.8 Option 4 (Green) – Designing away from 17 Bentinck Street the first floor, the option connects Bentinck Street to both the first and second floor of 66 Wigmore Street. This option combines the benefits of options 2 & 3 and connects both to first-floor staff areas (physiotherapy/consultation) and patient beds on the second floor. The bed lift is located on the Wigmore Street side which limits the size of the extension. This option has been well received by the client, considerations to the neighbouring properties and forms the basis of the final design.

This option was the ideal choice for the client however, there are major structural issues by placing the lift on the Wigmore Street side which would have potentially put the wider building at risk. The option required the cutting of the existing post tension concrete slab which would risk affecting the wider first floor slab integrity and therefore deemed unsuitable.



Option 4 – Second Floor Plan showing the area of works in orange. Section of orange showing the section of post-tension concrete slab that would need to be removed as part of the work, which is a critical edge of the wider post-tension slab.



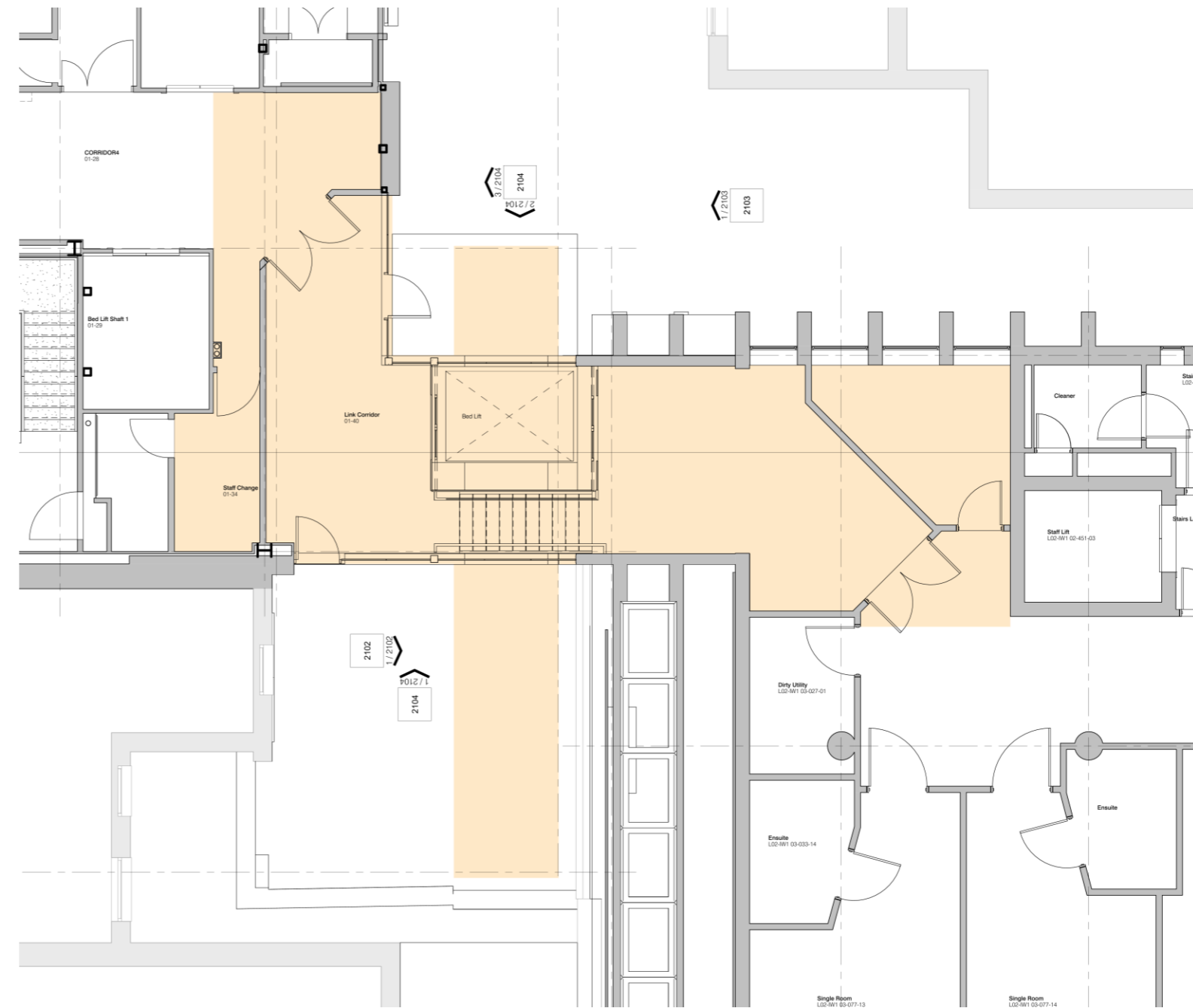
PROPOSED SECTION
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Option 4 - Proposed section showing the connection between first floor 18 Bentinck Street and first/second floor 66 Wigmore Street.

5 DESIGN RATIONALE

5.1 Final Design

- 5.1.1 The location on the site is north of 66 Wigmore Street and South of 18 Bentinck Street. The proposed location is on the first-floor roof of 18 Bentinck Street up to the second floor of 66 Wigmore Street, with the lift placed onto the Bentinck Street flat roof. The location is surrounded by neighbouring buildings that are between 5-10 storeys in height.
- 5.1.2 On review of the various iterations, option 3 (orange) provides the most suitable solution to the client, risk, and suitability to the surrounding properties. For the various design reviews, client engagement for the earlier options and engagement with the estate owner as an agreed design. This has provided a well-explored option where issues have been critically considered.
- 5.1.3 The proposed extension height is a single storey 2,700mm above 66 Wigmore Street, due to the lift clearance required and 4,695mm above the Bentinck Street ground floor level. The increased height area is limited to the lift area only.
- 5.1.4 The proposed link corridor creates an additional 35m² of floor area including 21m² for 18 Bentinck Street and 14m² for 66 Wigmore Street. 66 Wigmore Street has a current 7,329m² gross internal area and 18 Bentinck Street has 1,192m² over two floors. The overall GIA for both buildings increased from 8521m² up to 8556m².
- 5.1.5 The design is in line with Policy D4 aiming to deliver good design, using a detailed 3D model for development to help understand the connection of the two facilities. Detailed build-up of the materials and engagement with suppliers have been used in the design to ensure a suitable representation to limit drastic future changes.
- 5.1.6 The material choice will prioritise high quality products and a similar materiality to the existing Bentinck Street glazed extension, using a timber subframe, aluminium trims and seamless obscure glazing. A solid flat roof has been used to allow maintenance and safe lighting design for evacuation. The existing roof is a concrete slab above ground floor with the structure retained and adapted to suit the new extension.
- 5.1.7 To aid with a high-quality of design and consideration of the environmental requirements, the building aims to achieve the new building standard U Values found in Table 4.1, approved document L2 as a minimum standard. This will help to minimise the energy requirement to heat the space and to allow the space to be consistent in temperature for both patients and staff.
- 5.1.8 The proposal aims to remove a small section of the green wall on the second-floor north elevation of 66 Wigmore Street to form a new connection between the buildings. The existing green walls have been failing due to poor maintenance and the poor choice of plants for the north facing wall.



Final Design - Option 3 (Orange) – Link corridor from Bentinck first floor up to Wigmore second floor

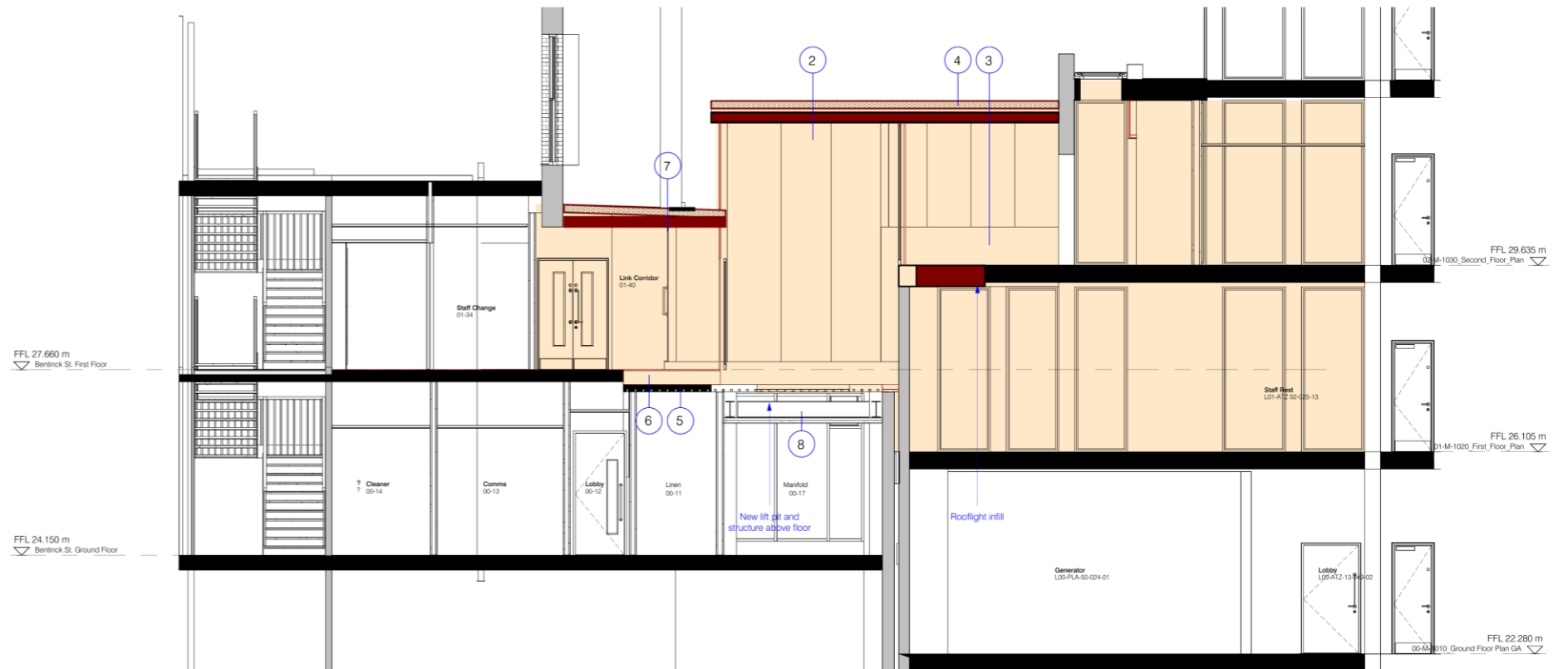
- 5.1.9 The proposed design is in line with the HBN and HTM guidance relating to bed lifts, stairs, and the circulation space to ensure it can be sufficient for the transfer of patient beds and impaired users.
- 5.1.10 The link corridor aims to provide an inclusive design in line with Policy D5 and Approved Document part M to connect the two facilities. The link corridor is to provide level access to the existing floors, stairs, and lift. All stairs have compliant stair railings. The link corridor connects the two facilities allowing level access throughout, accommodating physically impaired patients and staff. This allows staff can move between facilities to better accommodate patients. Bentinck Street currently has stair access and would be unsuitable for access improvements as it would negatively affect the primary heritage asset.
- 5.1.11 The design has been kept away from the residences of 17 Bentinck Street with minimal intervention as discussed in the initial considerations.
- 5.1.12 The corridor aims to maintain the two individual existing fire evacuation plans. There are some minor amendments to the existing fire alarm systems to ensure the two facilities will be alerted to any neighbouring alarms. See the fire statement for further details.
- 5.1.13 The design aims to minimise the effect on the surrounding heritage asset as per the heritage statement. Limiting the size of the proposal and connection between the two modern facades and minimising scale where possible.
- 5.1.14 The link corridor has been designed with an external access door onto the first-floor roof to ensure that proposed facade and roof can be maintained.

5.2 Fire Statement

The existing fire strategies are to be maintained for the two individual building and have been explained as per the submitted 'Fire Statement' from Studio Fahrenheit.

5.3 Right To Light Statement

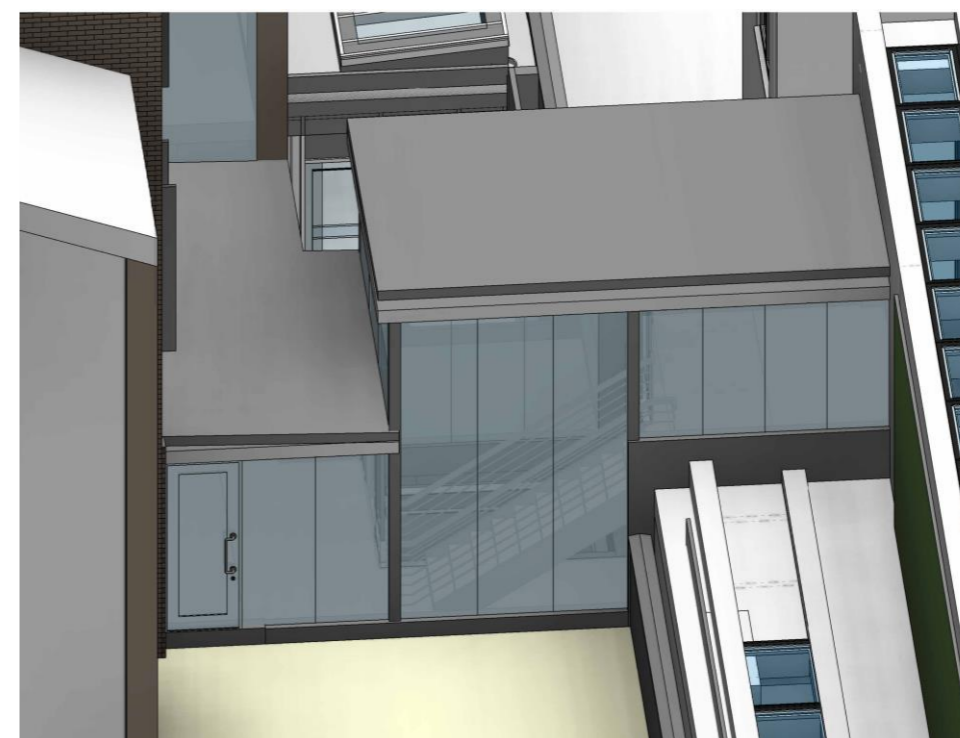
The proposal has considered the impact on the neighbouring properties as per the submitted 'Daylight and Sunlight Report' from CMPC Surveyors.



PROPOSED SECTION

1 : 50

Final Design - Option 3 (Orange) – Section showing the Bentinck first floor up to Wigmore second floor



Final Design - Option 3 (Orange) – 3D visual of the west elevation and access door to the roof.

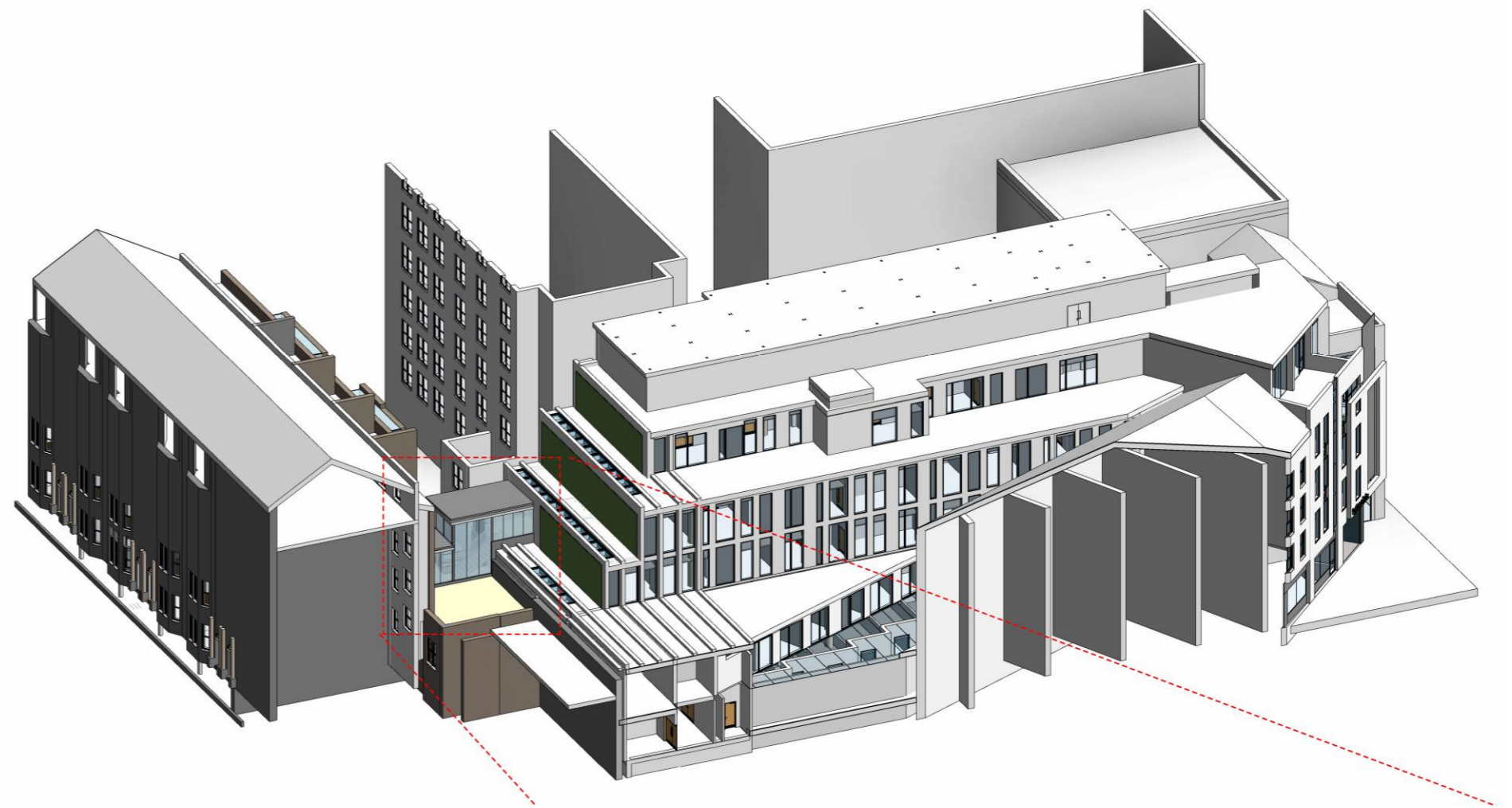
6 SUSTAINABILITY

6.1 Environmental Statement

- 6.1.1 The existing buildings are located on the central part of London with little to no greenery in the immediate area with the nearest small squares being Manchester Square to the west and Cavendish Square to the east. Larger parks are areas nearby, with Regent's Park located to the north of the site and Hyde Park to the south-west.
- 6.1.2 The works are to be located ground only with no disruption below ground. All structural reinforcements are to be internal to the building on the Bentinck Street side of the building to support the bed lift.
- 6.1.3 There is no contaminated land or protected species anywhere in or near the two buildings.
- 6.1.4 Both 18 Bentinck Street & 66 Wigmore Street have a small section of green wall, but a majority of the external spaces are man-made material finish. The existing green wall has failed under the previous building owners on two occasions in 2021 and 2023 due to a lack of maintenance of the irrigation system. It is proposed to be replanted in the next appropriate season to ensure the green wall's flourishing condition, with a regular maintenance plan in place to ensure the green wall can survive. The proposal aims to remove a small 3x4m section on the Wigmore Street second floor to accommodate the new extension and to help prevent fire spread between the two buildings.
- 6.1.5 Overall, the proposal is to have a neutral environmental effect on the two buildings.

6.2 Air Quality Statement

- 6.2.1 The Westminster planning checklist recommends an Air Quality Assessment based on the facility type, which is a healthcare facility. Due to the nature and scale of the scheme, it has been deemed inappropriate to undertake a full Air Quality Assessment as there is a neutral effect on the surrounding buildings. The scheme is a minimal extension of 35m² to the hospital, which is a minor development, providing only corridor facilities and doesn't require additional ventilation, no supply and extracting ventilation. The two properties are not within the Air Quality Focus Areas.
- 6.2.2 The proposed building has little opportunity to improve the air quality in the area and does not reduce the quality of the air in the local area, aligning with London City Plan Policy S1. The existing roof type is to be replicated which has a neutral air quality effect. The corridor is to be of simple construction, formed primarily of an FSC timber frame, glazing, insulation, and aluminium finish.



3D visual of the wider 66 Wigmore Street (right) and 18 Bentinck Street (left)

6.2.3 The proposal aims to make use of the local side street (Easleys Mews) for delivery of large-scale items, locally to the proposed site and ensure vehicles are kept off the surrounding Marylebone Lane, Wigmore Street and Bentinck Street. Non-Road Mobile Machinery will be used to aid the movement of the glazing system in place, while smaller items be delivered through the existing 66 Wigmore Street delivery yards. Demolition has been minimised for the proposal with only essential items removed to ensure the building is compliant such as the existing 18 Bentinck Street rooflight to suit HTM guidance and the new opening in the 66 Wigmore Street external wall.

6.3 Energy Efficiency

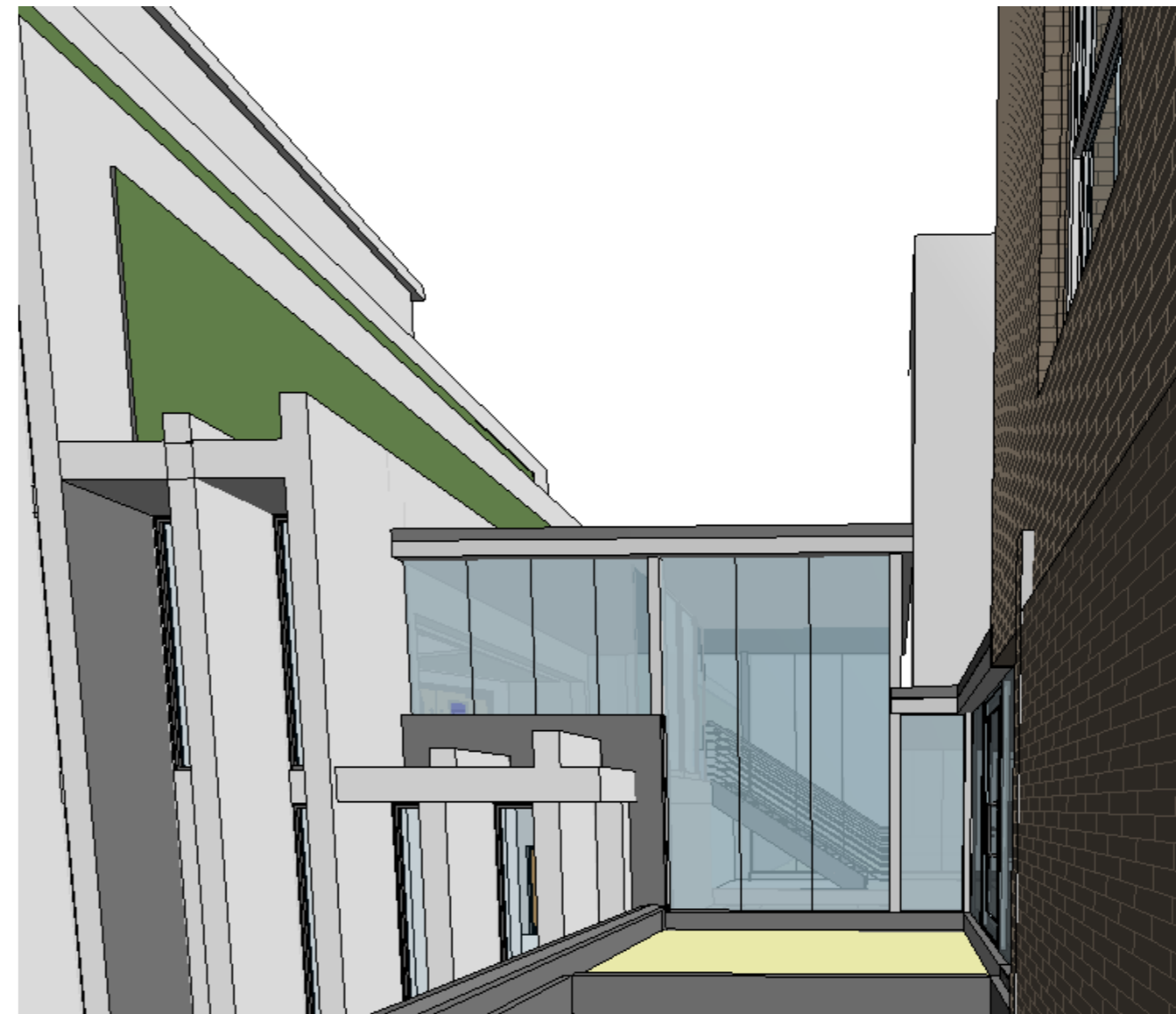
6.3.1 To reduce the building's energy consumption and lower the demand for grid-supplied electricity and natural gas (and the associated carbon dioxide emissions), the following passive and active energy-efficient measures will be taken: -

- The orientation of the building. This is limited due to the site constraints. Due to the surrounding building, the glazed link is mostly overshadowed.
- Provide high building fabric U-Values exceeding the extension U-Values, to align with the new build requirements and better match the existing building fabric.
- Reduced air leakage through robust construction details.
- Artificial lighting will utilize energy-efficient LED technology.

6.3.2 The sustainability aims to align itself with Policy 36, 38 and 39, suitable for the conservation area. The design has been developed further for the planning application to include detailed development and neighbouring buildings considered to meet conservation requirements.

6.3.3 In line with the Heritage statement the extension connects two modern buildings as per summary Chapter 3.5 and is in line with the Westminster heritage guidance.

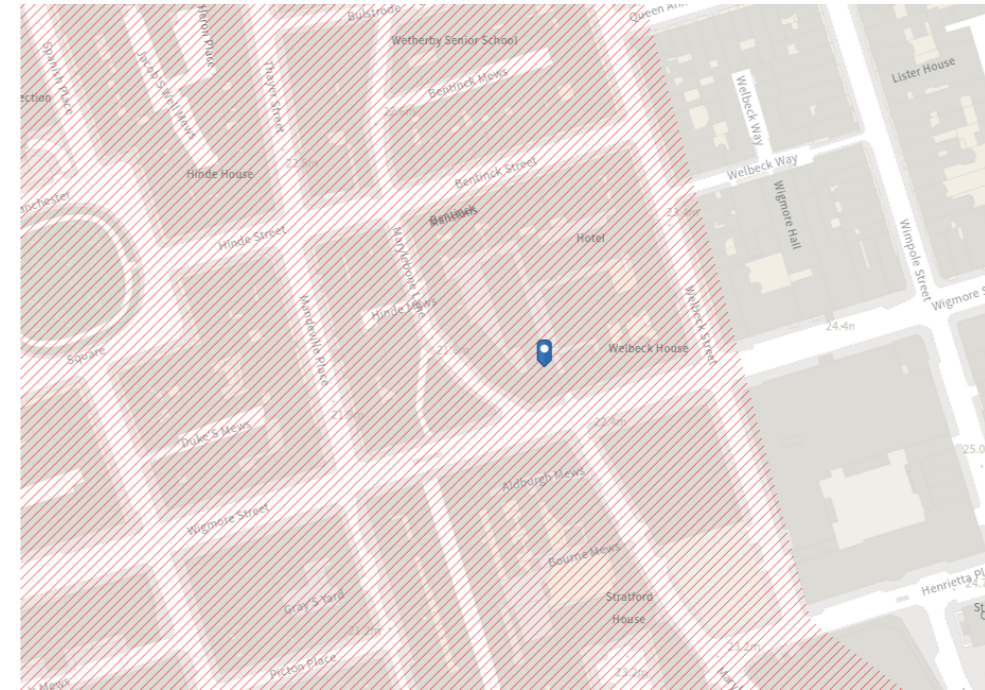
6.3.4 The proposal maintains an equal area to the existing roof and the two roof areas will connect to the existing rainwater drainage relating to each of the two buildings.



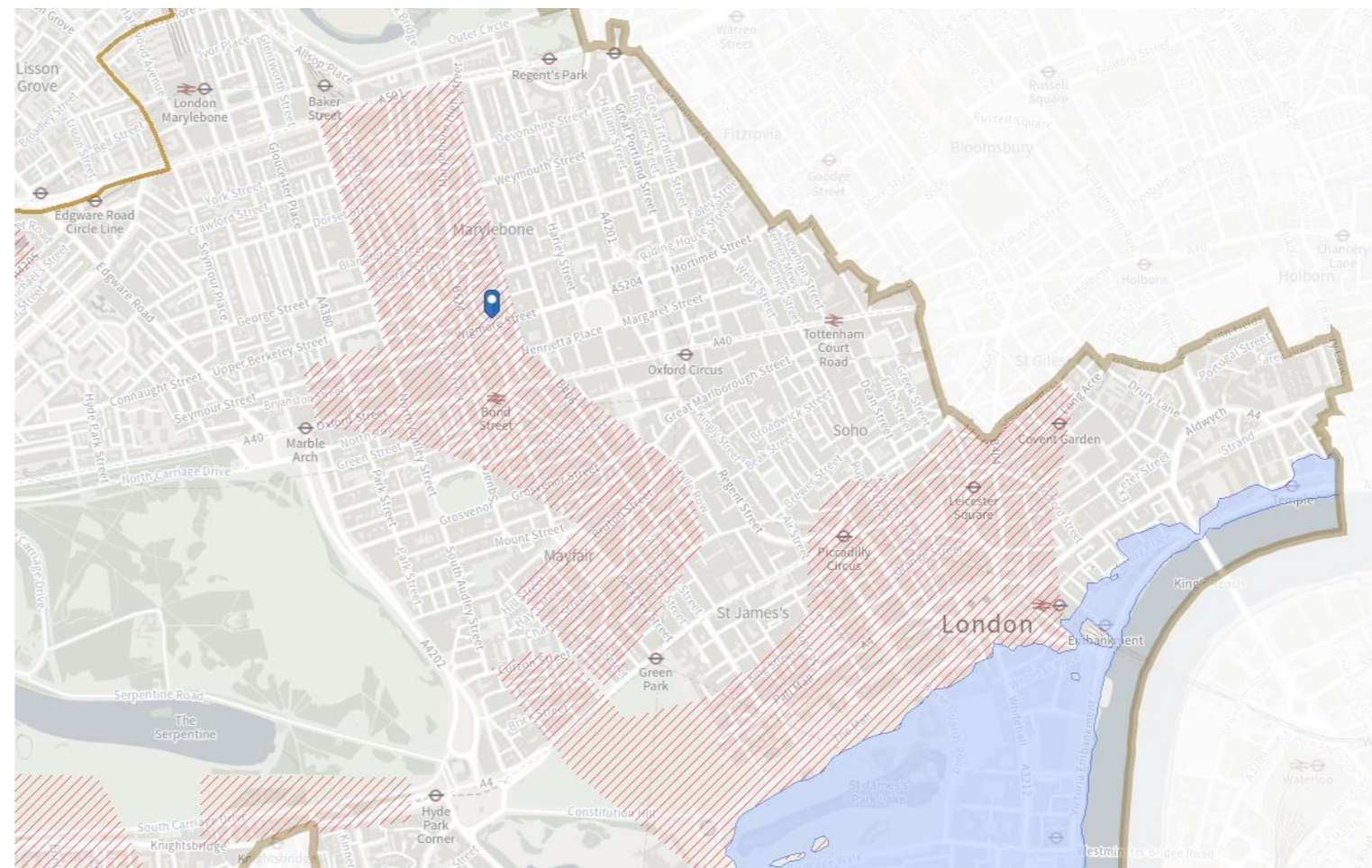
Proposed visual from the Londener Hotel side of the proposal showing the link corridor.

6.4 Flood Risk Assessment - Site Map

- 6.4.1 A flood risk assessment has been considered as per the Strategic Flood Risk Assessment, London Plan Policy 35. A Flood Risk Assessment is required due to the two sites being located within the surface water flood risk hotspots despite being located in Flood Zone 1. The two maps(right) show the surface water risk hotspots in a red hatch covering the full extent of the two sites. As a healthcare building the building is deemed as a 'more vulnerable' category.
- 6.4.2 The proposed extension is located on the first floor an estimated 4.25m to 6.75m above street level, there is likely little to no risk to the specific level of the building.
- 6.4.3 The overall roof area is to be maintained. The proposal will have a neutral effect on surface water.
- 6.4.4 66 Wigmore Street has two levels below ground level and has had historic issues of water ingress. To help manage this a groundwater pump installed in the basement level to help minimise the risk of flooding to prevent water and foul ingress which forms part of the building's flood management strategy to increase the property's flood resilience.



Extract for the Westminster planning map, pin on 66 wigmore street – the red hatch highlights the surface water flood risk hotspots which covers both sites fully.



Extract for the Westminster planning map, pin on 66 wigmore street showing the wider Central London effects – the red hatch highlights the surface water flood risk hotspots and the blue shows the Flood Zone 3 areas.

7 ACCESS STATEMENT

7.1 Site Access

7.1.1 The site is situated in central London with very good access to public transport noted as PTAL 6b rating, which is particularly important given the London Congestion Charge Zone, and low level of car use in central London. The Tube stations are located near both the Jubilee and Central lines Bond St, Oxford Circus which is then connected to the wider mainline railway services. The area has numerous bus routes that connect to most of the London area, with stops within 300m of the site on Oxford Street to the south. Access by cycle and walking is also suited to the site.

7.1.2 The building will be designed and constructed in accordance with Building Regulations Approved Document M and BS8300 as appropriate.

7.1.3 The proposal has been designed to provide level access for 18 Bentinck Street, by using a raised access floor and a new bed lift to the second floor of 66 Wigmore Street to allow for patient transfers. This connects the two floors to the main lift system for the two buildings, making all locations within the building accessible. Currently, 18 Bentinck Street has stairs up to the entrance, the connection to 66 Wigmore Street will allow for physically impaired patients to be directed to this entrance.



Proposed Elevation showing the extent of the proposal as a 2700mm above the Wigmore Street second floor.