



QMH CDC Feasibility

Design and Access Statement

December 2023

Revisions Number	Date	Comments
Revision 01	06/11/23	Issued for Review and Comment
Revision 02	17/11/23	Issued for Review and Comment
Revision 03	18/12/23	Issued for Review and Comment

01 Introduction

The Project
Trust Background
Site Location
Content and Existing Use _ Exterior
Content and Existing Use _ Interior
Existing GF Floor Plan
Site Analysis

02 Access

Transportation Access
Pedestrian Access
Fire Exist Access

03 Design

Existing & Proposed Elevation A
Existing & Proposed Elevation B
Existing & Proposed Elevation C
Proposed GF Plan
Proposed Roof Plan
Existing & Proposed Section AA
Existing & Proposed Section BB
Existing Site Overview - Materiality
Kingspan - Metal Panel Option



Figure 01 - 3D sketch view of proposed extension

01 Introduction

The Project

This design and access statement (D&A) has been prepared by Murphy Philipps Associates on behalf of Oxleas NHS Trust, regarding the development of a new Community Diagnostic Clinic (CDC) part of the broader Queen Mary's Hospital site.

The new CDC scheme comprises of a refurbished area of 541m², a new built extension with a GEA of 333m² and an external plant area with a GEA of 144m². The document provides information for the areas requiring planning permission including the new proposed extension and external plant area.

Trust Background

Established in 1994 as Bexley Community Trust, Oxleas NHS Foundation Trust has evolved to become a highly specialized and geographically extensive healthcare provider.

Achieving foundation trust status in May 2006, it stands out as a pioneering provider of mental health services, benefiting from local accountability and financial autonomy. With a dedicated workforce of over 4,000 professionals, the Trust's mission is to enhance lives through exceptional healthcare, working in collaboration with the NHS, local councils, and the voluntary sector. Recently, in 2022, Oxleas became part of the South East London Integrated Care System, reinforcing its commitment to community health.

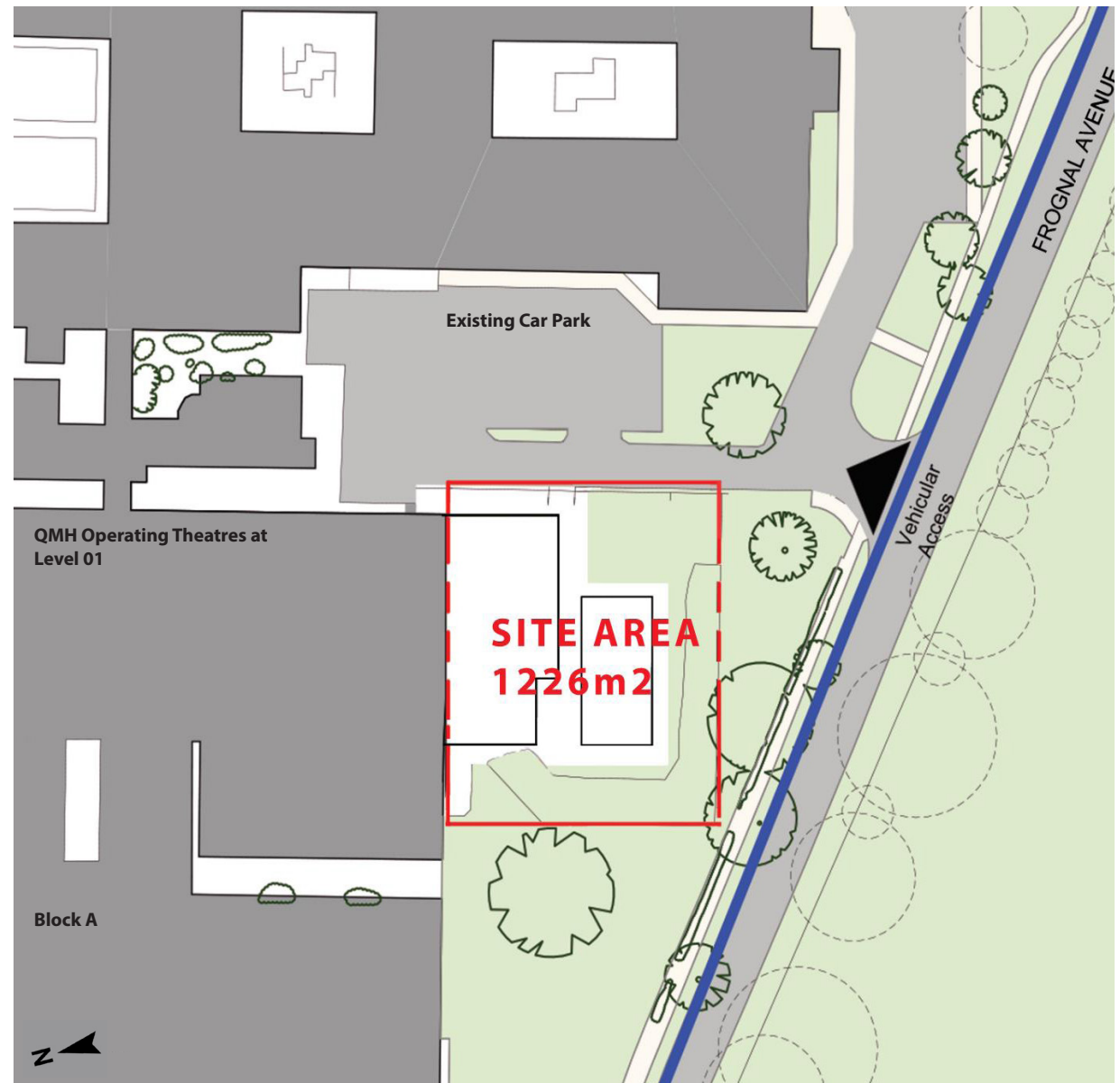


Figure 02 - Site Location Plan

01 Introduction

Site Location

Situated on Froggnal Avenue, within Sidcup, Kent, DA14 6LT, the proposal will serve as a vital health hub, offering healthcare services to the Sidcup community and its surroundings including MRI, CT and X-Ray together with clinical support spaces and staff facilities.

The site used to be occupied by a modular building with an approximate area of 715m² serving as a clinical research facility with approximately 15-20 staff ranging from administration to clinical provision and around 20-30 patient contacts a day. The building was demolished in 2021 and the site is currently cleared. (please refer to figure 5-10 for existing site photographs).

Notably, it is positioned within the Metropolitan Green Belt, emphasizing its significance in preserving green spaces and maintaining a harmonious urban-rural balance.

To the south, it adjoins a Nature Conservation Area, perched above the Sidcup By-Pass Road (A22) highway. This juxtaposition within the green belt and proximity to a nature conservation area underscores the site's commitment to environmental sustainability and its role in providing healthcare while respecting and protecting the natural environment of the Sidcup region.

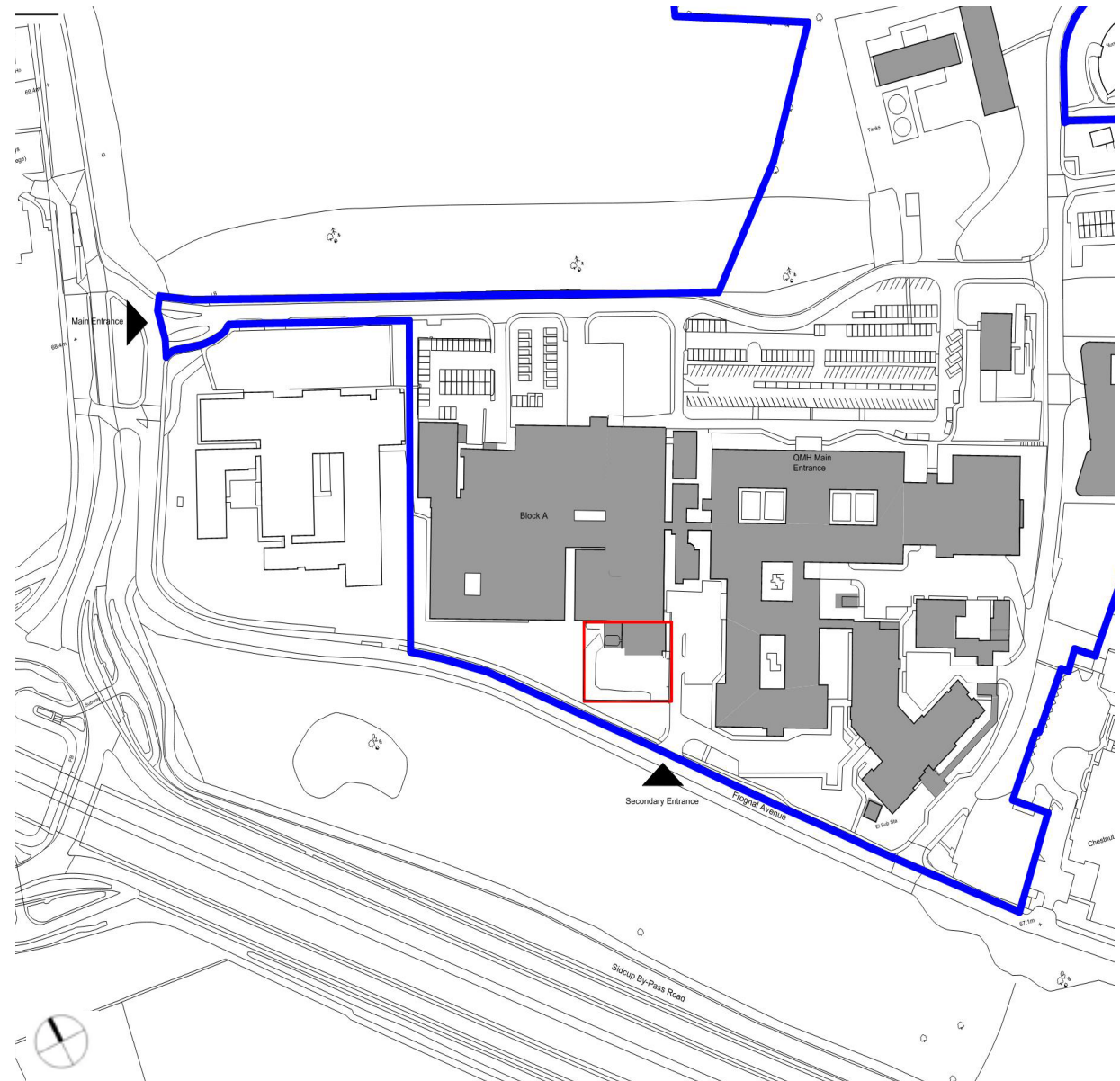


Figure 03 - Site Location Plan Wide View

Location Plan

--- Site Boundary

— Hospital Site Boundary

▲ Entrance Arrow

01 Introduction

Context and Existing Use _ Exterior

The image to the right shows location of key photographs for the current site:

Description:

View 1 - Showing existing window to be demolished and replaced.

View 2 - External wall to be demolished to allow connection to new proposed extension.

View 3 - View of existing TSSU clean packing located at Level 1.

View 4 - View under level 1 below the TSSU clean packing showing the retained columns.

View 5 - Image showing the current site

View 6 - Image showing the current site

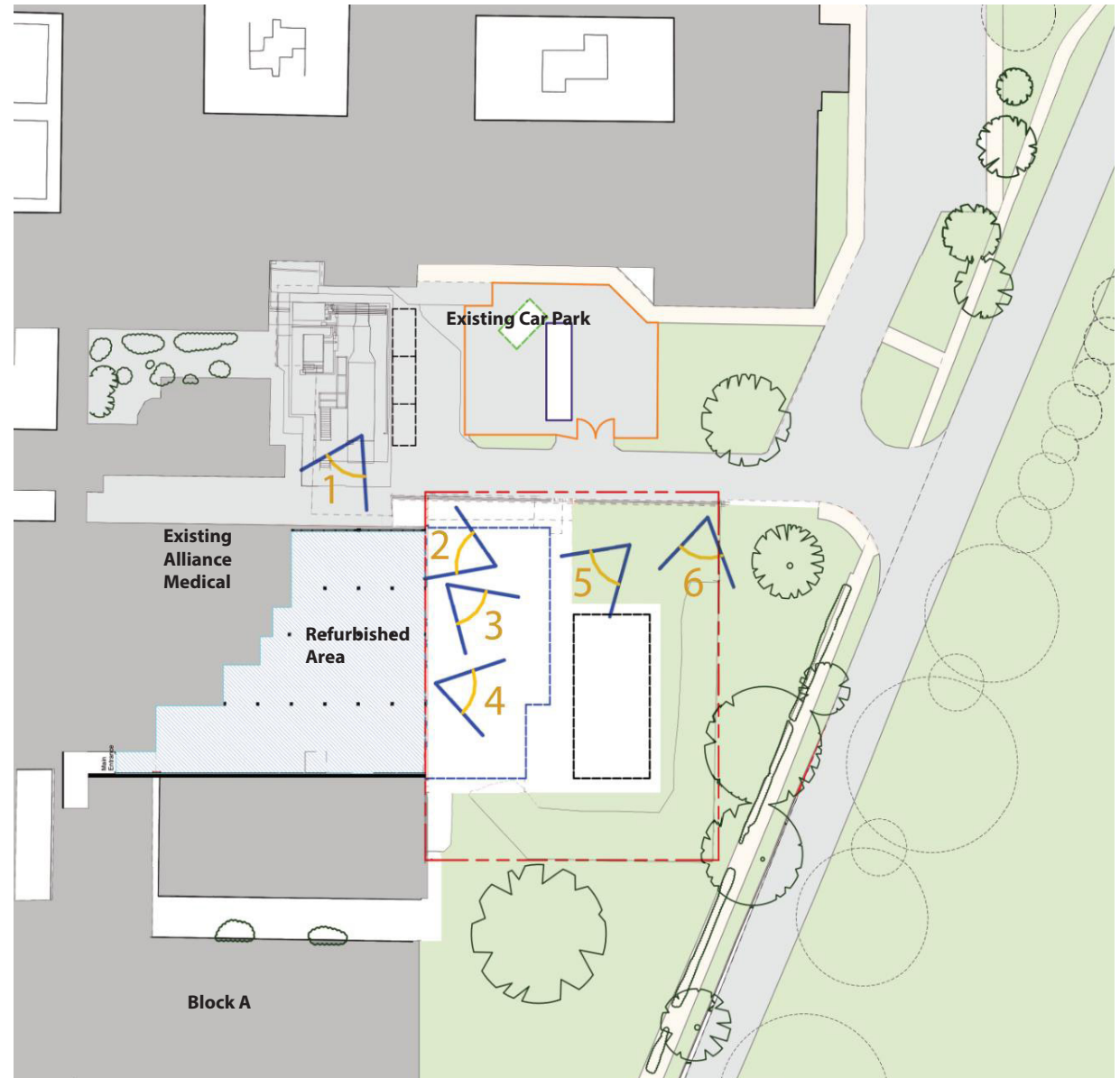


Figure 04 - External Site Photographs key

01 Introduction



View 1



View 2



View 3



View 4



View 5



View 6

01 Introduction

Context and Existing Use _ Interior

The image to the right shows the location of interior photographs:

Description:

View 1 - Internal view for area to be refurbished

View 2 - Internal view showing the existing wall in the far background required for demolition to enable connection to new proposed extension.

View 3 - Internal view showing existing windows to be demolished

View 4 - Internal view showing existing wall required for demolition in the far background

View 5 - Internal view showing the extent of existing windows to be demolished

View 6 - Internal view showing the state of the existing internal columns

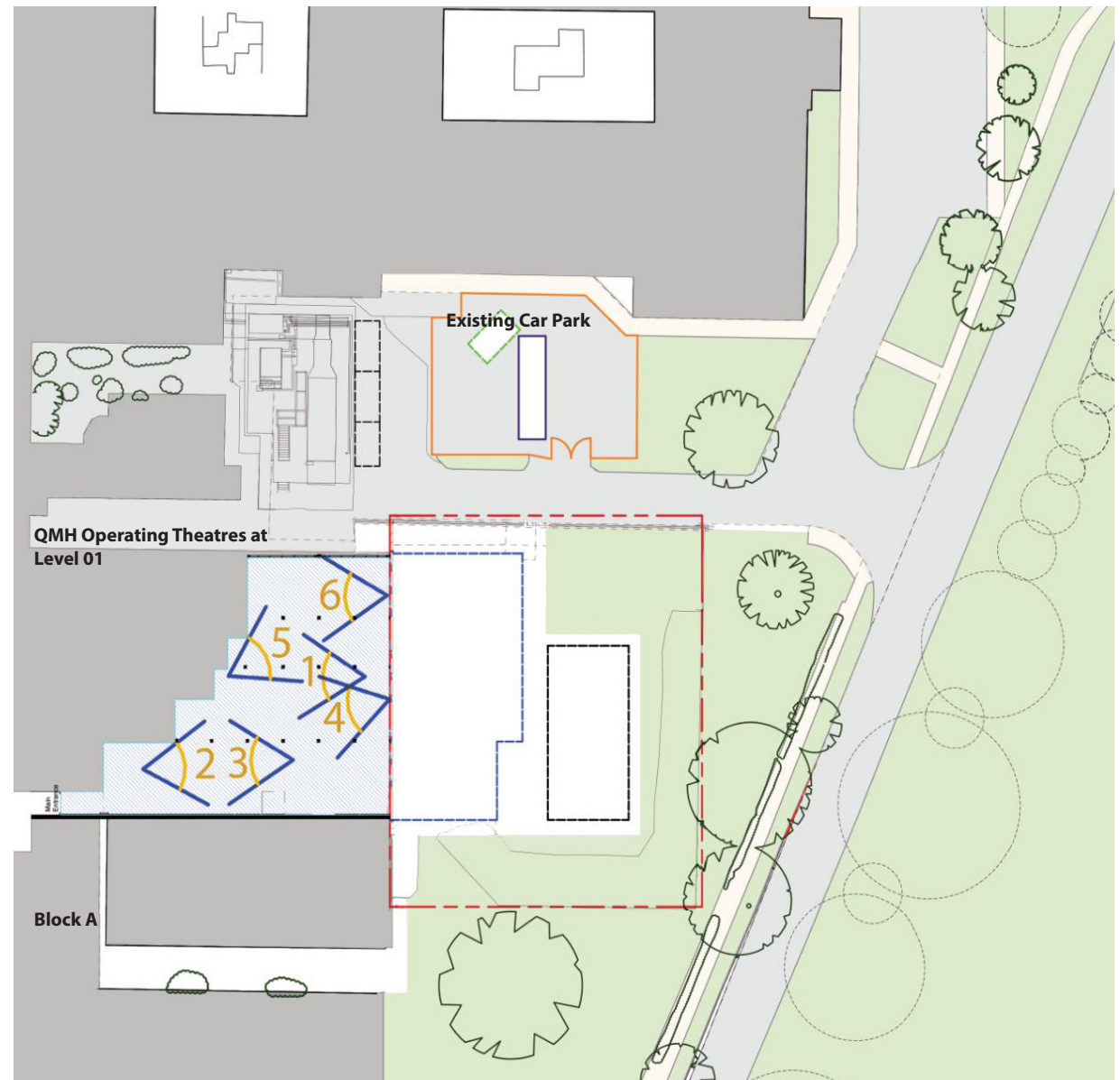


Figure 05 - Internal Site Photographs key

01 Introduction



View 1



View 2



View 3



View 4



View 5



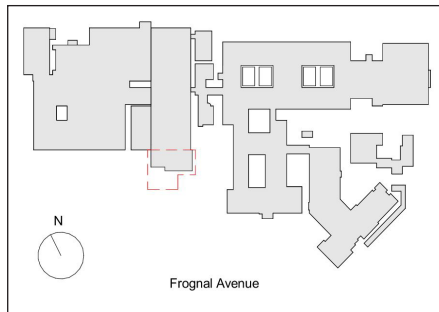
View 6

01 Introduction

Existing GF Floor Plan

The image to right shows the existing ground floor plan to be refurbished (light blue) in relation to the proposed new extension (dark blue) and the new proposed external plant area (white).

Compared to the previous building footprint located on site (magenta outline), the new proposed extension area is reduced by approximately 380m² which means there will be opportunity to reinstate the remaining land outside the site boundary back to a grassed finish.



Existing Ground Floor Plan	
	Out of Scope
	Existing Area to be refurbished
	Proposed New Built Area
	Proposed Plant Area
	Footprint of previous building on site

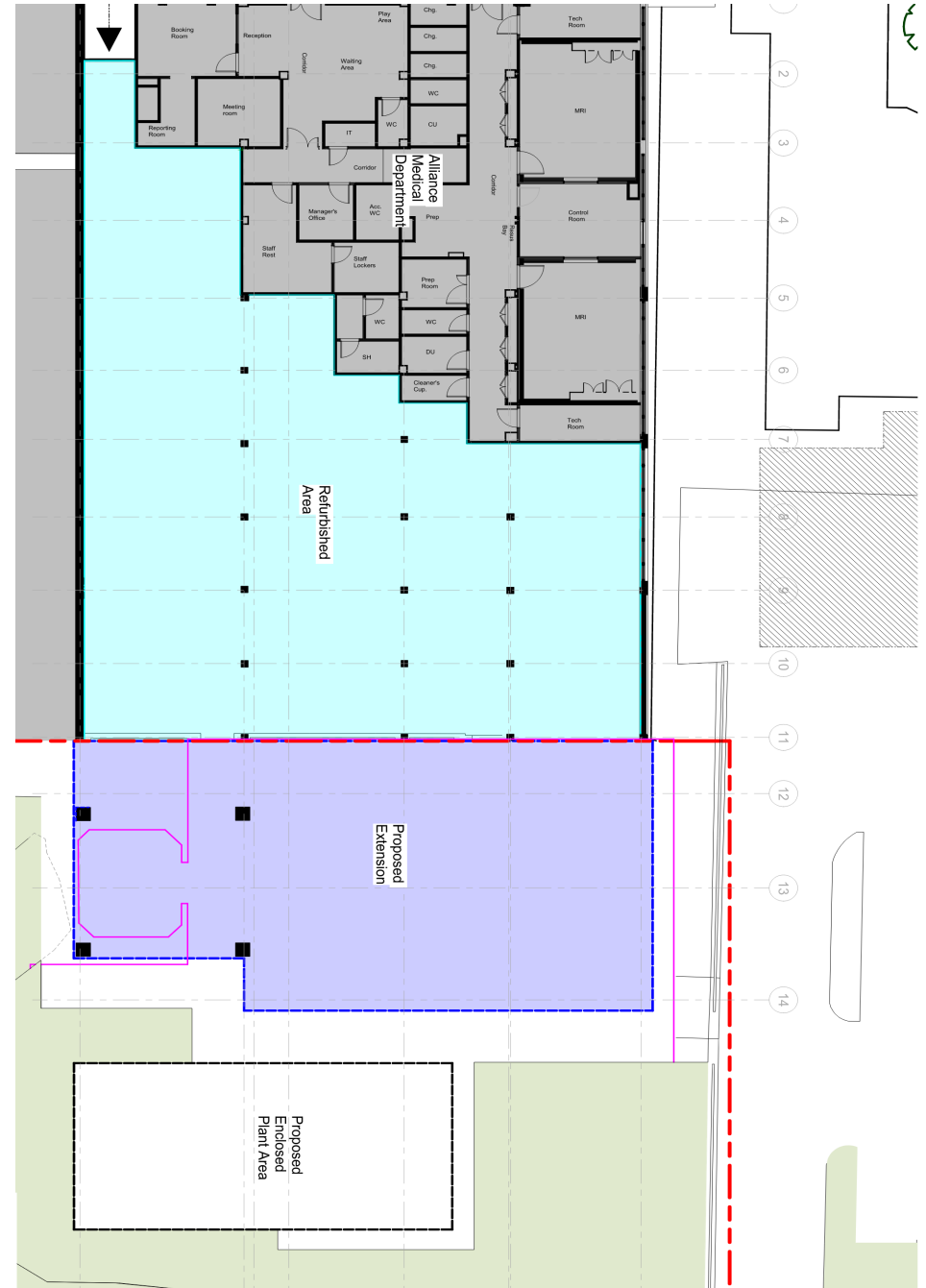


Figure 06 - Existing GF Plan

01 Introduction

Site Analysis

The image on the right is a site analysis which highlights key features, notably the Metropolitan Green Belt and Nature Conservation Area. To enhance the site, the proposed scheme will allow for the introduction of new areas of grass (Please refer to MPA Proposed Landscape plan drawing QMH CDC-MP-XX-01-DR-A-01012-P1-271023-Landscape Plan) and a green sedum finish to cover the new proposed roof area. (please refer to MPA Proposed Roof Plan drawing QMH CDC-MP-XX-01-DR-A-01101-P1-271023-Proposed Roof Plan).

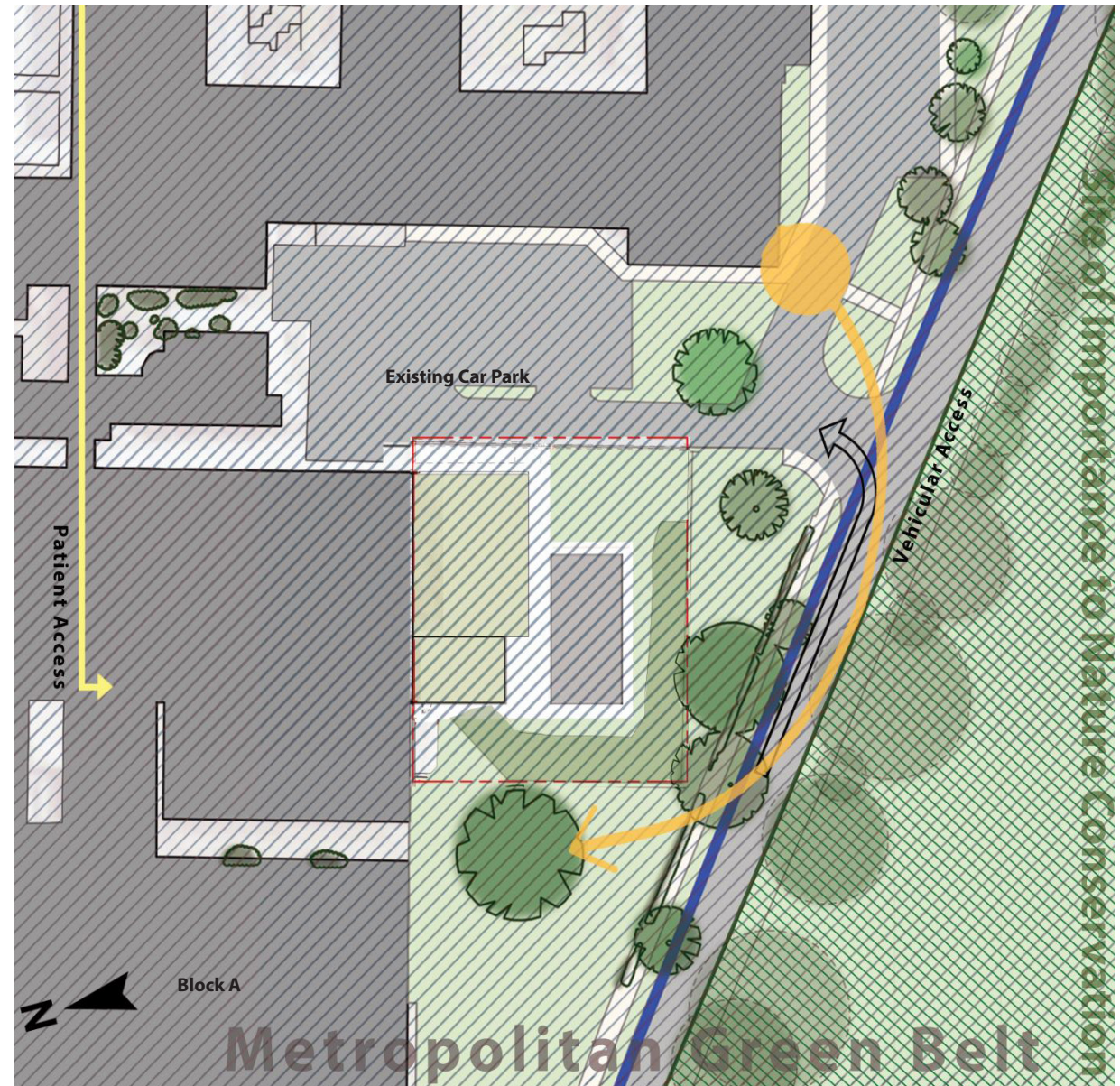


Figure 07 - Site Analysis

Existing Site Plan	
	Metropolitan Green Belt
	Site of Importance to Nature Conservation
	Building Fabric
	Site Boundary
	Patient Access
	Vehicular Access
	Sun Path

02 Access

Transportation Access






The highlighted site, accessible by both bus and train, benefits from its proximity to Sidcup Train Station, situated 1.4 miles to the north. Sidcup station enjoys regular train connections to prominent London destinations such as Charing Cross, London Bridge, Waterloo East, Cannon Street, and New Cross, as well as to Dartford, Gravesend, Slade Green, and Crayford.

To reach Queen Mary's Hospital from Sidcup station, a leisurely 25-minute walk is an option, or you can opt for the convenience of buses 160, 229, and 286, which run between the hospital grounds and the train station.

For those driving, the hospital offers 350 pay-and-display public parking spaces, including disability parking, along with dedicated areas for motorcycles and bicycle racks near the main building.



Figure 08 - Site Transport Analysis

Transportation	
	Bus Stop
	Hospital Boundary
	Site Boundary
	Main Entrance Route
	Train Station Route

02 Access

Pedestrian Access

A pedestrian footpath runs adjacent to the car park, providing direct and easy to navigate access to QMH Main Entrance. The new CDC will be accessed via the existing Main Entrance of QMH hospital from where signage will direct patients along the existing corridor (route highlighted in yellow) to reach the clinic.

Fire Exit Access

Adequate fire exits have been provided in line with the requirements of HTM 05-02 and Building Regulations. The current fire strategy has been developed and signed off by the appointed fire officer and fire exit routes carefully considered to ensure a safe evacuation of all patients and staff.

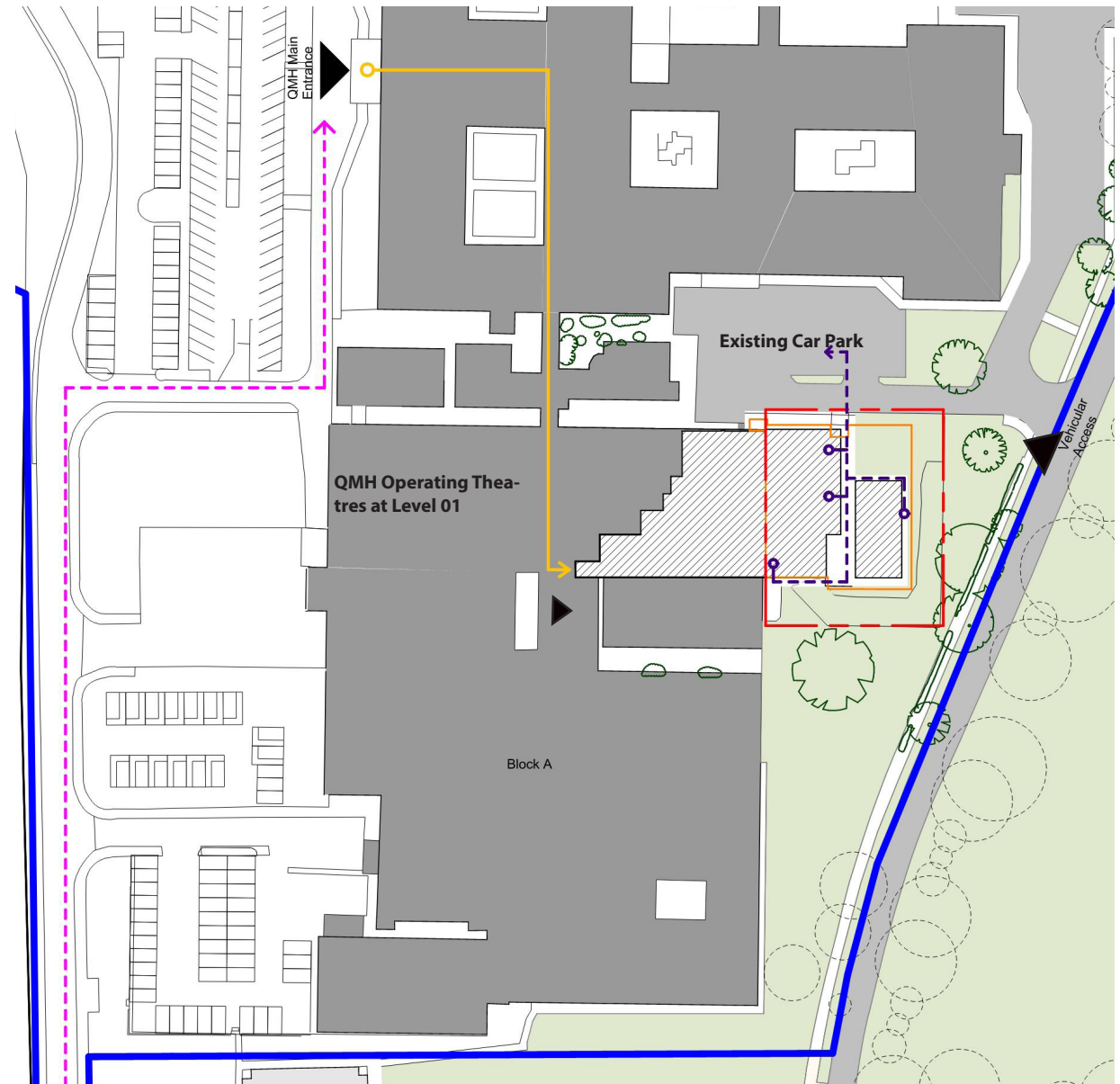












Figure 09 - Site Access Analysis

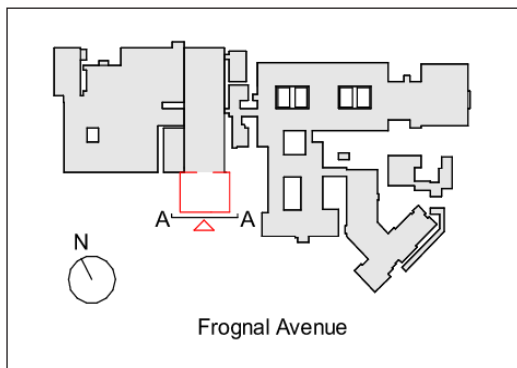
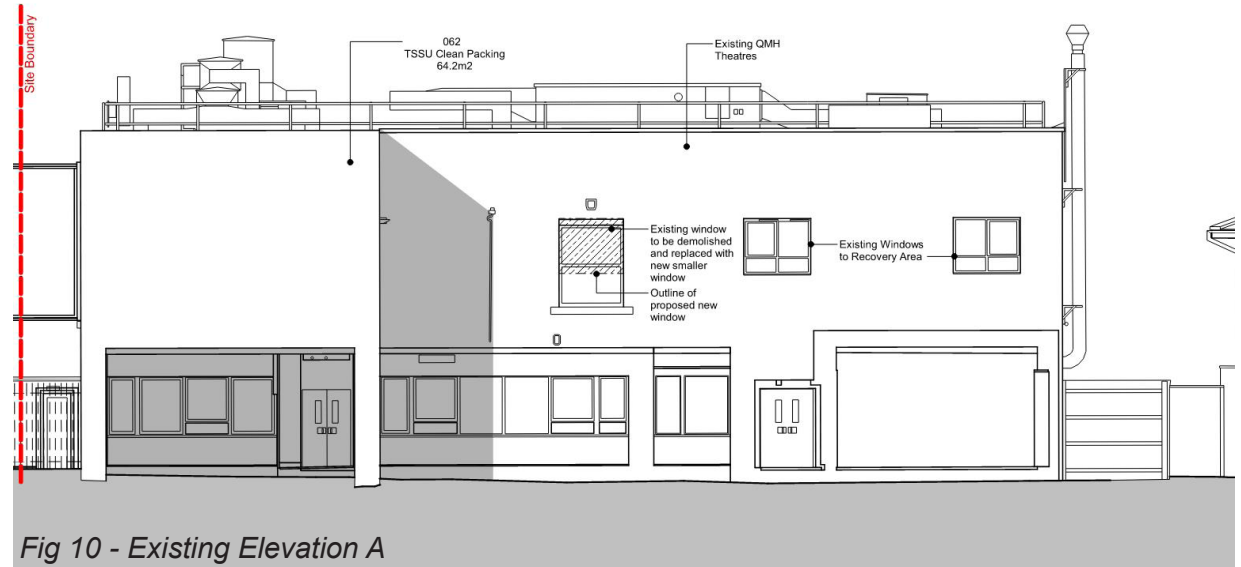
Existing Site Plan	
	Proposed Building
	Footprint of Previous Building
	Building Fabric
	Hospital Boundary
	Site Boundary
	Main Entrance Route
	Accessible access to main entrance
	Fire Exit Route
	Trees Location Based on Google Earth
	Entrance Arrow

03 Design

Existing & Proposed Elevation A

The images to right show a comparison between the existing and proposed elevation as seen from Frogнал Avenue (please refer to key below).

The cladding choice for finish and colours can be seen replicated around the QMH grounds keeping within the existing language of recently erected buildings (please refer to page 20 for more information).



03 Design

Existing & Proposed Elevation B

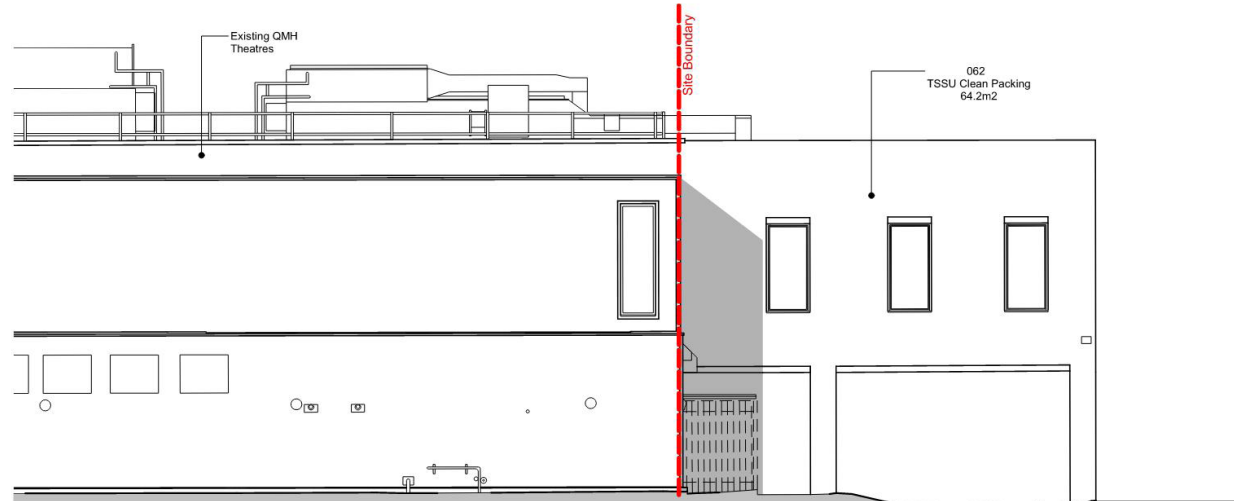


Fig 12 - Existing Elevation B

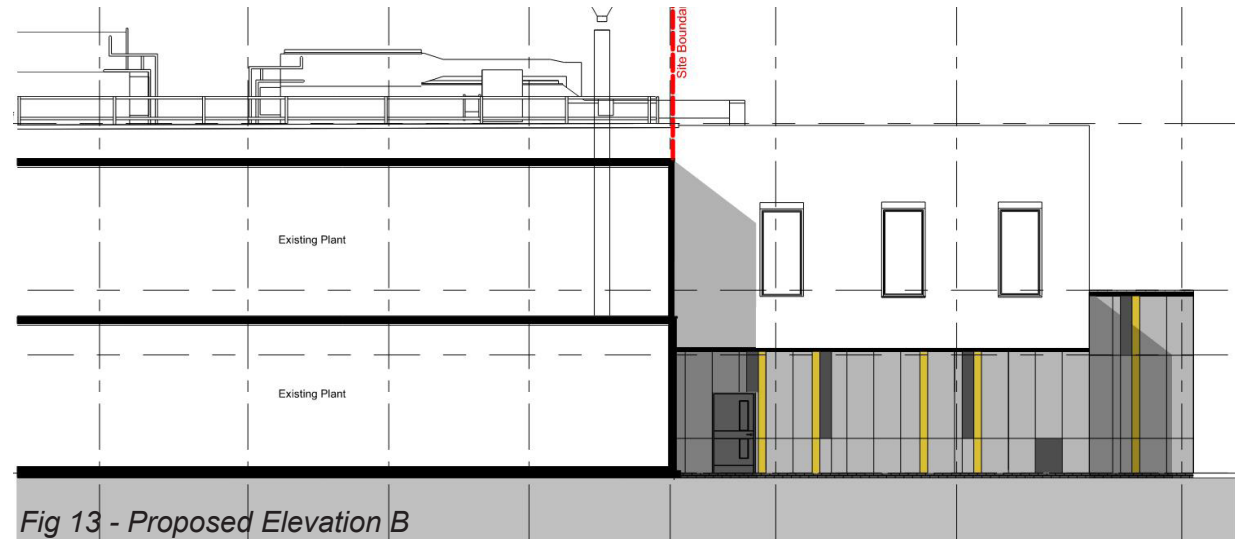
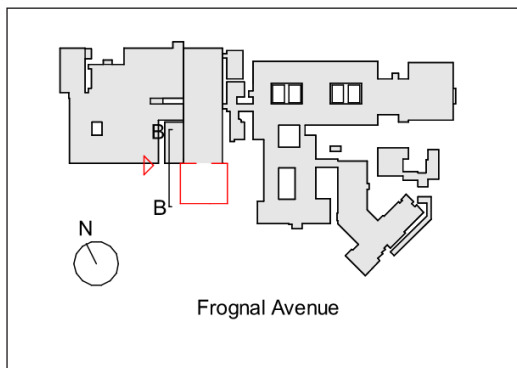


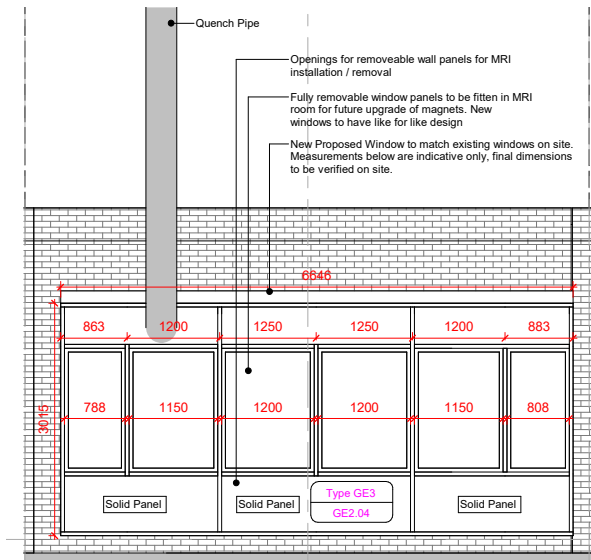
Fig 13 - Proposed Elevation B



03 Design

Existing & Proposed Elevation C

The window highlighted in blue in Existing Elevation C will be demolished and replaced to match the existing window dimensions, material and colour as seen on site currently (please refer to View 1 photograph on page 6).



Type Mark: GE3

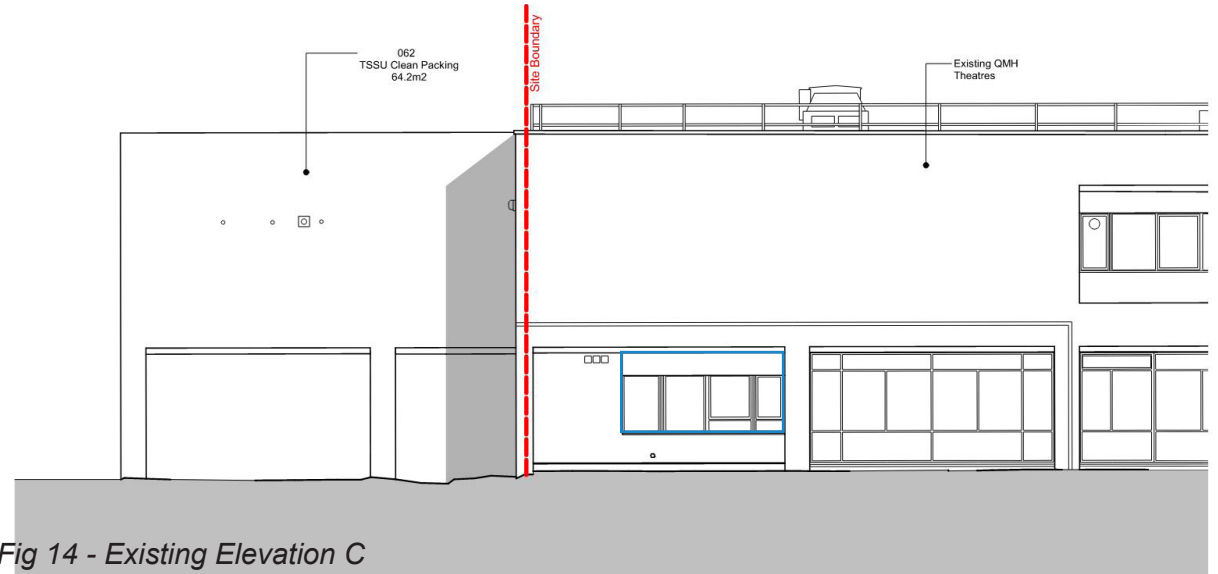
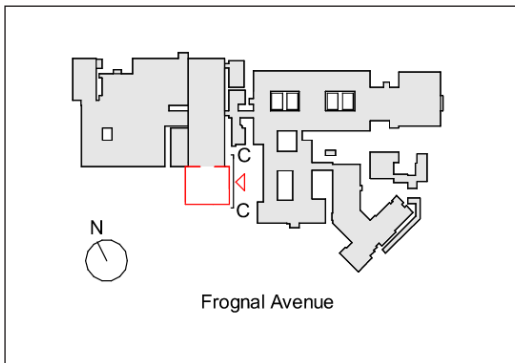


Fig 14 - Existing Elevation C

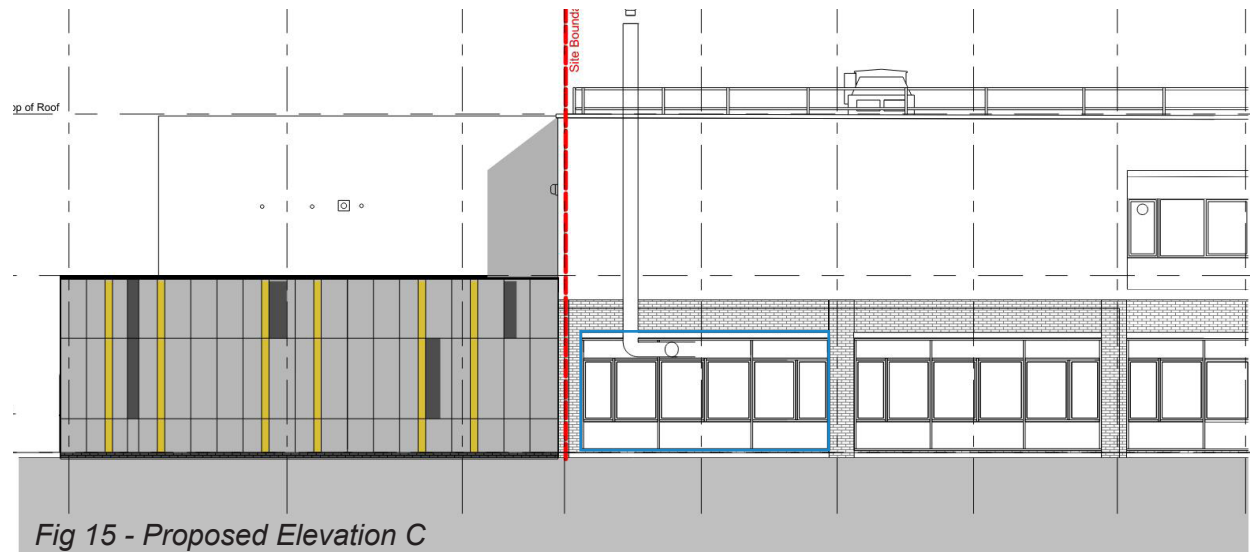


Fig 15 - Proposed Elevation C

03 Design

Proposed GF Plan

The layout promotes easy wayfinding and a design approach where each department has its own dedicated main entrance which can be accessed from a central waiting area. The layout comprises of the three key departments MRI, CT and X-Ray with each department including all required patient support spaces such as recovery, change facilities and sub-wait areas. In addition to above there are clinical support spaces and staff amenities.

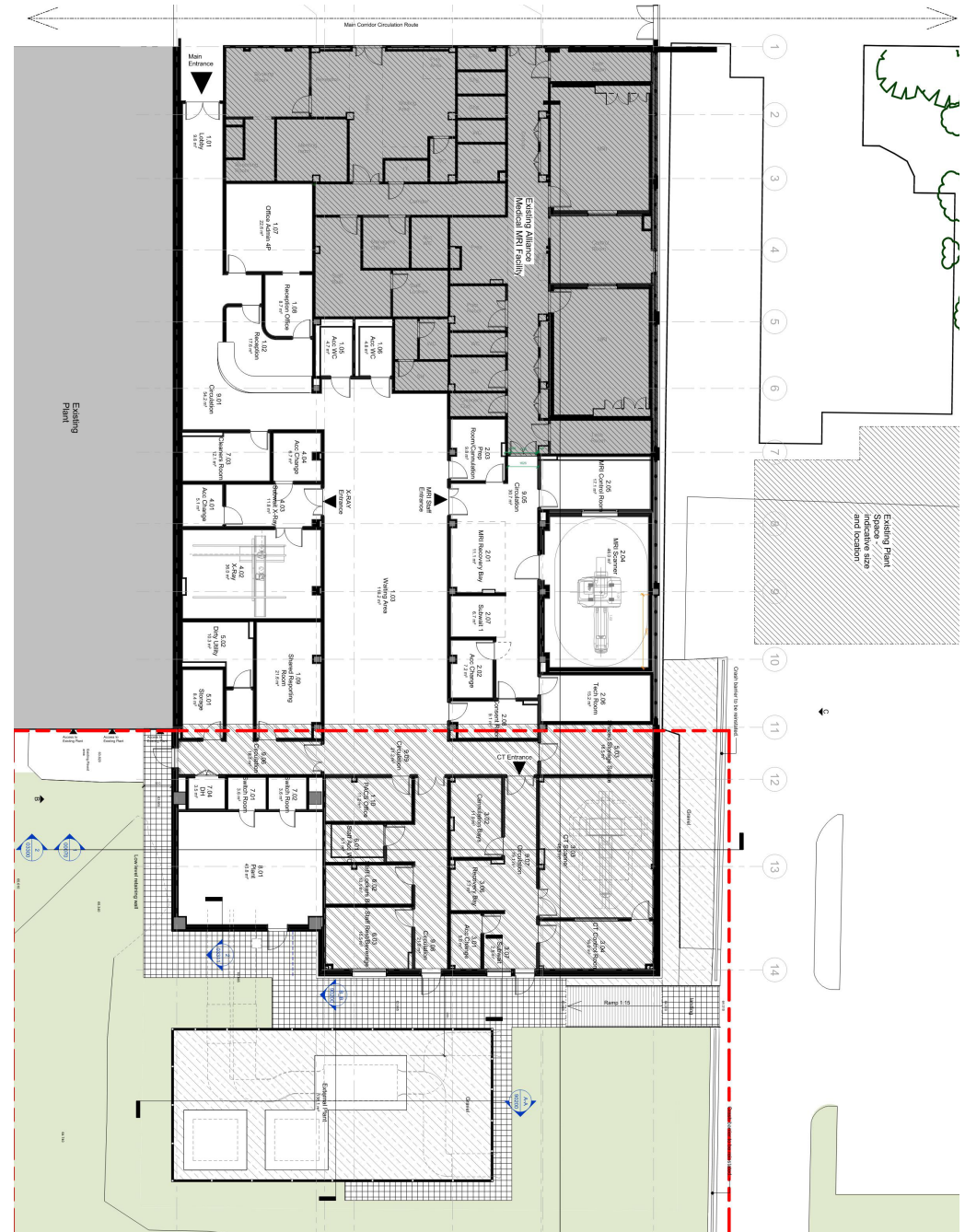


Figure 16 - Proposed Ground Floor Plan

03 Design

Existing & Proposed Section AA

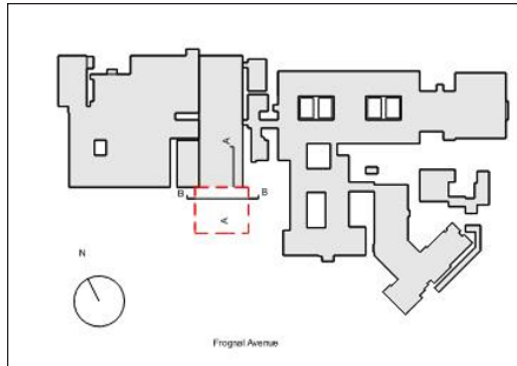


Fig 18 - Existing Section AA

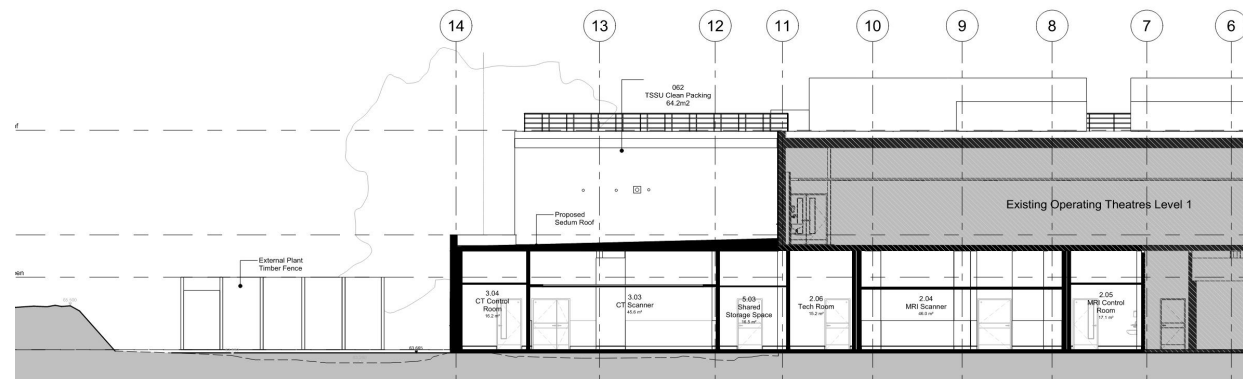


Fig 19 - Proposed Section AA

03 Design

Existing & Proposed Section BB

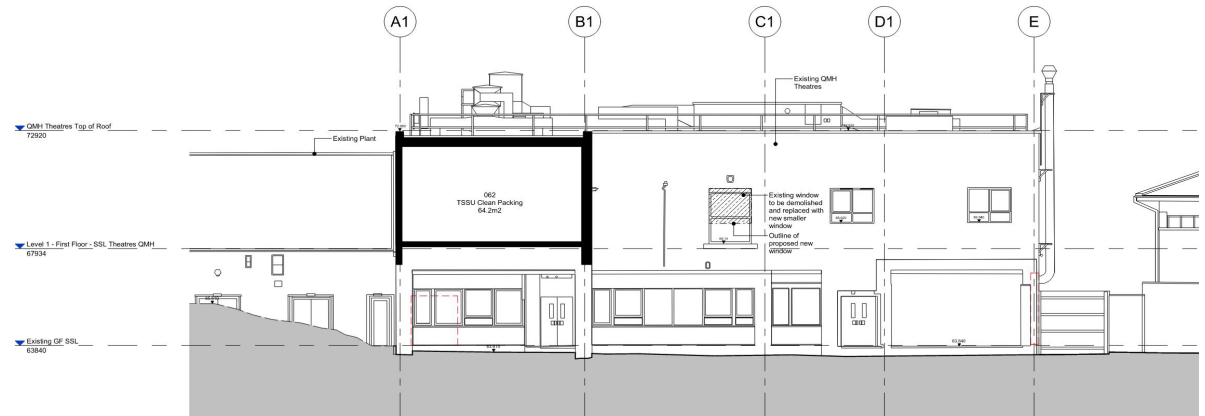
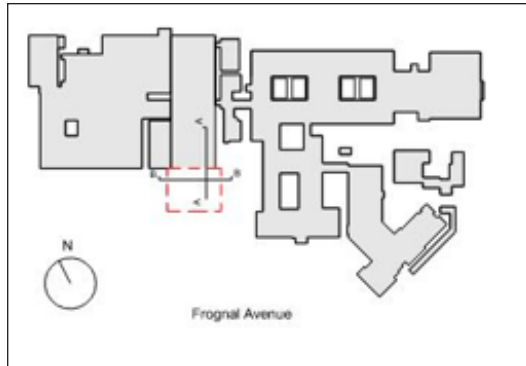


Fig 20 - Existing Section BB

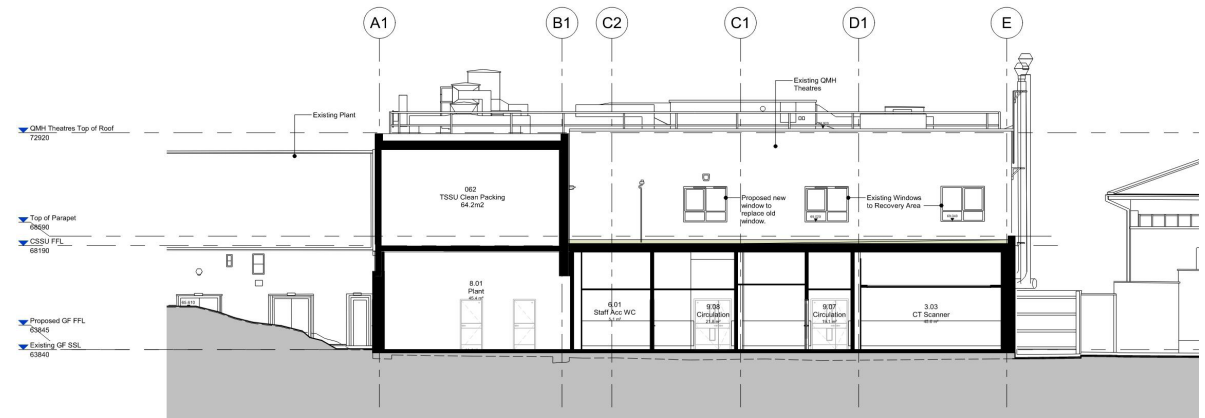
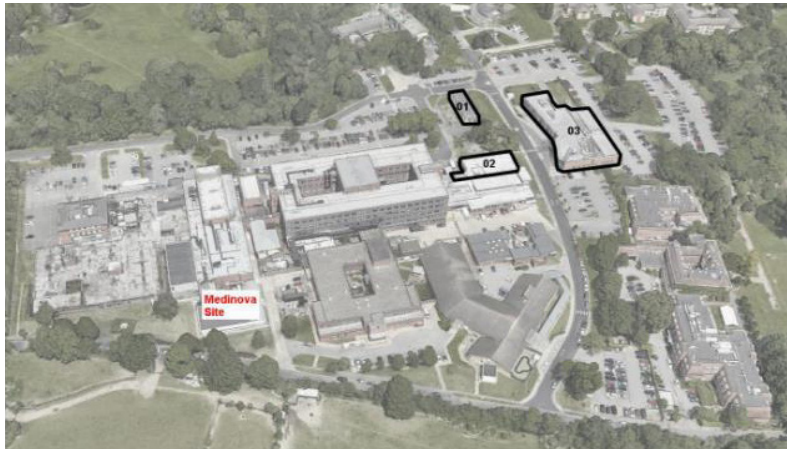


Fig 21 - Proposed Section BB

03 Design



Existing Site Overview - Materiality

In harmony with the surrounding architecture and context, the materials proposed for the new CDC Community Diagnostic Clinic feature a combination of metal, accentuated by yellow-colored panels.

The provided images showcase diverse contemporary designs incorporating metal panels with distinctive yellow highlights. The strategic use of yellow, whether through window elements or wall surfaces, not only maintains a connection to the external environment but also enhances wayfinding, making it easier for individuals to locate the clinic. This approach not only contributes to the clinic's aesthetic appeal but also prioritizes functionality, guiding and welcoming people while ensuring a seamless integration into the existing architectural landscape.



01. PET-CT Centre



02. Kidney Treatment Centre



03. Cancer Treatment Centre



03 Design

Kingspan - Metal Panel Option

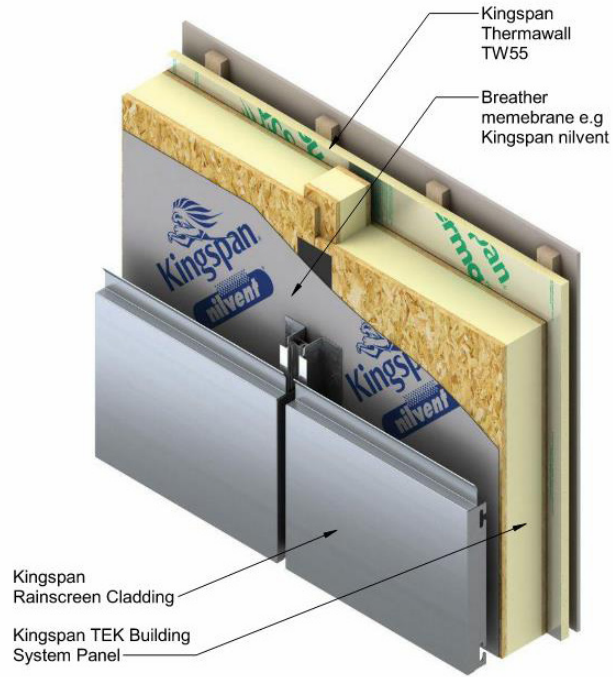


Fig 22 - Proposed External Wall Section

Kingspan Metal Panel colour choices



Fig 23 - Cladding Precedent



Fig 24 - Cladding Precedent



Fig 25 - Cladding Precedent

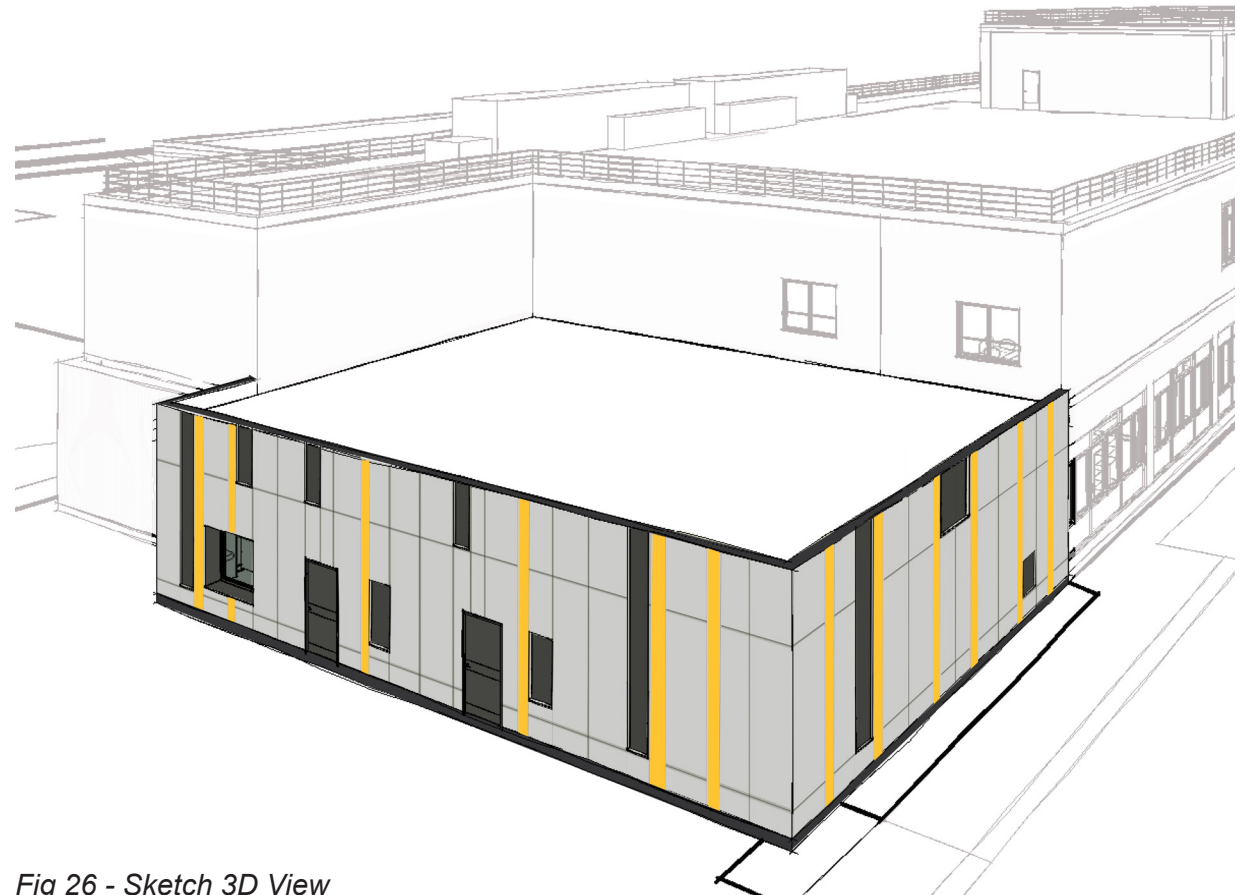


Fig 26 - Sketch 3D View