

DESIGN AND ACCESS STATEMENT

NEW INPATIENT BUILDING AND SITE RE CONFIGURATION, ST ANN'S HOSPITAL



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INTRODUCTION

Background

The West portion of the existing hospital site is to be disposed of for a new residential development as part of a separate Planning Application (reference HGY/2014/1691).

Purpose

The retained hospital site is to be consolidated and re configured. A new building is proposed on undeveloped land within the retained St Ann's Hospital site. It will accommodate 4 mental health wards, comprising 74 mental health inpatients in total.



Right

Wandsworth Recovery Centre, designed by Medical Architecture with IHP. A mental health Inpatient building over two storeys in South London. Both storeys benefit from level access to an outdoor courtyard / terrace.

SITE CONTEXT

Surrounding Buildings

St Ann's Road

The main hospital buildings along St Ann's Road within the retained hospital site are set back from St Ann's Road behind a tall brick wall. The wall comprises mainly London Stock brick with bands of red brick and a darker strip along its base.

A thin strip of land along the north of the site behind this wall is within the St Ann's Conservation Area. A number of mature trees are located within this zone along with some notable buildings.

Orchard House is a three storey red brick building from the turn of the (20th) century and is locally listed. Acacia house of a similar age, and similar brick colours to the wall, is described positively in the Conservation Area Character Appraisal.

It is the intention to enhance the character of this area: by locating the new building behind a large proportion of retained trees, continuing the stepped-back character of buildings, and allowing the new building to benefit from views to and natural screening from these trees.

Eastern Boundary

Buildings to the east are more recent, including a three storey red brick residential development under construction on the adjacent former Police Station site. Further south are one and two storey hospital buildings in buff coloured brick and red brick features, neither remarkable in appearance.

In the Southeast corner is the former mortuary, a one storey building with similar London stock brick and features of red brick and darker brick.

South and West

Moorfields theatre building is immediately south of the proposed building. It is an odd looking building, generally one story and features large banding of red and buff brickwork. To the West is Block N, a two storey brown brick building with horizontal buff bands. Its north elevation features a later infill building. Its elevation an inversed version of its east elevation.

Selective use of context

As there is little consistency to the colour of brickwork to these buildings, it is proposed to adopt a brick colour that reflects the red colour of Orchard House, the former Police Station development,



North, left to right: Orchard House, St Ann's Road, Wall, Acacia House



East, left to right: former Police Station, Halliwich Centre, Victoria Centre, Mortuary



South and West, left to right: Moorfields Day Unit, Retained Main Building - North Elevation & East Elevation

Retained Hospital Site

Existing Site Plan

This indicates the retained portion of the existing hospital site.



SITE ORGANISATION

Site Plan

Building Location

The New Inpatient Building location is similar to the earlier Planning Application (reference HGY/2014/1691). However the building design has been re configured to accommodate an additional inpatient ward. This has led to an reduction in height from three storeys to two, this is seen a beneficial to daylight and massing as see from St Ann's Road. This has lead to an increase in the building footprint.

External Access

Access to the re configured Hospital site is from a new vehicular and separate pedestrian entrance from St Ann's Road. This requires forming two new openings in the North wall

Landscape

Buffer planting is proposed around the perimeter of the New Inpatient Building. Footpaths are directed away the rear of the building to maintain privacy. The proposed hedges and trees will enhance the building's appearance while discouraging people from getting close to the windows.

