

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20th October 2015

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham
Sharon Davidson
Mr R. Singleton

Ward: Highlands

Application Number : 15/03039/FUL

Category: Major Small Scale –
Other

LOCATION: CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 8JI

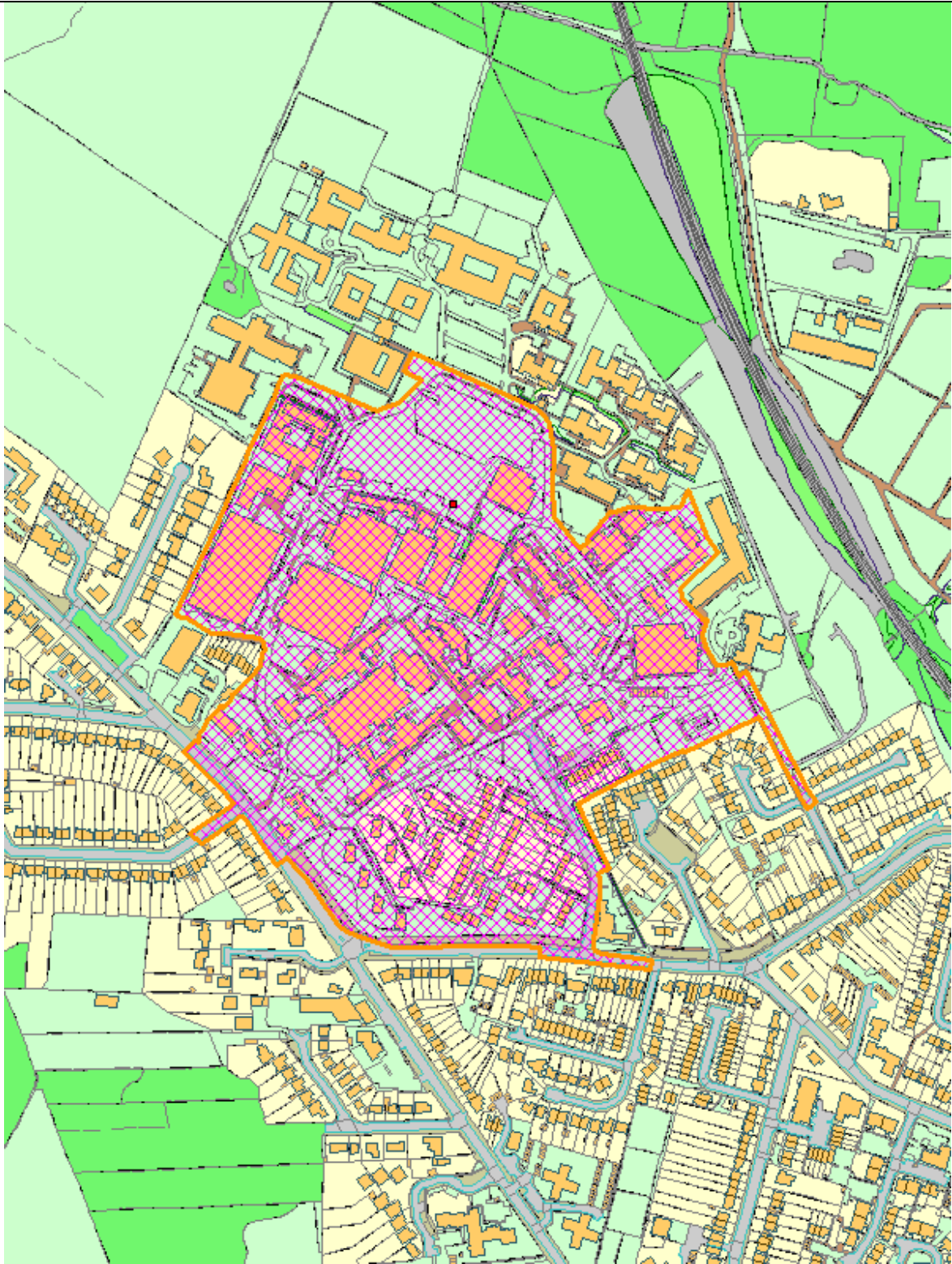
PROPOSAL: Erection of temporary buildings, construction of hardstanding, associated plant and landscaping

Applicant Name & Address:
Royal Free London NHS Foundation Trust
C/O Agent

Agent Name & Address:
Mr Tim Chilvers
Montagu Evans
Montagu Evans LLP
5 Bolton Street
W1J 8BA
United Kingdom

RECOMMENDATION:
That permission be **GRANTED** subject to conditions.

Ref: 15/03039/FUL LOCATION: Chase Farm Hospital, The Ridgeway, EN2 8JL,



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Scale 1:5000

North



1. Site and Surroundings

- 1.1 The subject site comprises Chase Farm Hospital complex, a 14.9 hectare plot of land with principal health care usage with ancillary staff / residential accommodation laying to the south of the site. The main hospital is located to the north and is contained within a series of 3-4 storey healthcare blocks, ad-hoc temporary structures, single storey buildings and a multi-storey car park. In this regard, area is mixed in terms of character, a legacy of historic hospital expansion that radiates out from the original (and heavily extended) Victorian core.
- 1.2 A number of adopted routes penetrate the site with principle access to both the hospital and Mental Health Trust facilities spread between Hunters Way to the south and The Ridgeway to the east. The site is bounded by The Ridgeway to the west and Lavender Hill to the south. Both are classified roads. To the north-west and south-east, predominately residential properties line a series of cul-de-sacs namely Spring Court Road and Albuhera Close / Shooters Road respectively. The retained Mental Health Trust land and secure unit lays to the north-east of the site.
- 1.3 Over-spill car parking facilities permeate the site and the hospital provides the terminus for a series of bus routes including the W8 and 313. Gordon Hill mainline train station lies to the east of the site and a number of surrounding residential roads are subject to Controlled Parking. Overall, the site has a Public Transport Accessibility Level of 2
- 1.4 The site is adjacent to designated Green Belt to the north and east.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building. However, the Victorian Clock Tower complex is considered to be a non-designated heritage asset.
- 1.6 A number of established and vintage trees pepper the site and the area is known to have bat activity and established bat roosts.
- 1.7 The site is not within a flood zone, but is at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the erection of temporary buildings with associated plant, construction of hardstanding and landscaping. The works are in part associated with the outline application under ref: 14/04574/OUT for the redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school and construction of up to 500 residential units. The temporary structures are associated with the Royal Free London NHS Foundation Trust's operational activities and are expressly required to ensure a seamless continuity of NHS care during the redevelopment works.
- 2.2 The works comprise the following temporary elements:
 - Extensions to the medical block;
 - Endoscopy unit;
 - Shop and café block;

- Cycle Storage and staff changing facility;
- An outdoor 'Green Gym' area;
- IT and telecommunication unit;
- Communications pod;
- Gas storage unit
- Linen and waste storage unit; and,
- A salt store.



Illustration 1: Block Plan of the site (location of temporary structures marked in red)

2.3 The temporary structures will conform to the development zone volumes stated below:

Ref	Temporary Building / Works	Building / Area	Description	Area (sq.m) / Maximum build zone dimension (m x m x m)
001	Medical Block	Medical Block	Temporary new entrance area at the front of the building to provide waiting space for the Urgent Care Centre and outpatients services. Extension for League of Friends shop	Single storey extension: 10.15 x 4.42 Single storey extension: 5 x 19.73
002	Endoscopy unit	Rear of Highlands Wing	Modular units to provide temporary endoscopy facilities	24 x 27 x 5

003a	Shop / Container Cafe	To the immediate west of Chapel	Temporary shop and café facility for staff and patients	18 x 17 x 5.5
003b	Cycle Storage and Staff Changing	To the immediate west of Chapel	Modular unit to provide temporary staff changing area and bicycle storage	3 x 3 x 4
003c	Green Gym	To the immediate west of Chapel	Outdoor exercise area	Total ground coverage: 232 sq m
004	IT and telecoms relocation	Adjacent to Multi Storey Car Park	Modular unit to south-east of MSCP to provide telephony exchange and patient TV equipment	6.5 x 4.2 x 4.4
005	Communications pod	Front of Clock Tower	Modular unit to be used for providing information about the new hospital	9.9 x 3.0 x 2.6
006	Gas Storage Compound	Waste ground to side of Clock Tower	New hard-standing and construction of temporary gas storage compound	16 x 10.5 x 2.9
007	Linen and Waste Storage	Engineering car park	Construction of temporary linen storage and waste compound	12 x 14.8 x 2.87
008	Decontamination unit	Rear of Greenfields restaurant	Modular unit	8.7 x 21.2 x 5

2.4 Consent is sought for a temporary period of 3 years and each of the structures will be a modular prefabricated build.

3. Relevant Planning Decisions

3.1 The site has an extensive planning history. However, the most applicable in the determination of the subject application are as follows.

3.2 14/04574/OUT – Redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of access to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – The planning application was reported to the Council's Planning Committee on the 12th March 2015 when Members resolved to grant planning permission subject to the Stage II Referral of the application to The Mayor of London and no objections being raised and subject to the satisfactory completion of a section 106 agreement and subject to conditions to grant planning permission.

The Mayor advises that he is content to allow Enfield Council to determine the case, subject to any action that the Secretary of State may take, and therefore does not want to direct refusal. The s106 Agreement remains in negotiation.

4. Consultations

4.1 Statutory and non-statutory consultees

Tree Officer:

- 4.1.1 The Tree Officer has indicated that he has no objection in principle to the scheme, commenting that there are a number of significant and good quality trees on the site that positively contribute individually or as groups to the amenity and character of the site.

Traffic and Transportation:

- 4.1.2 No objections

4.2 Public response

- 4.2.1 The application was referred to 337 surrounding properties, a press notice released (as featured in the Enfield Independent on 26/08/15) and 8 site notices were posted on and around the site. No written representations have been received.

5. Relevant Policy

5.1 The London Plan

Policy 2.6 – Outer London: vision and strategy
Policy 2.7 – Outer London: economy
Policy 2.8 – Outer London: transport
Policy 3.1 – Ensuring equal life chances for all
Policy 3.2 – Improving health and addressing health inequalities
Policy 3.16 – Protection and enhancement of social infrastructure
Policy 3.17 – Health and social care facilities
Policy 4.12 – Improving opportunities for all
Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.5 – Decentralised energy networks
Policy 5.6 – Decentralised energy in development proposals
Policy 5.7 – Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land

Policy 6.9 – Cycling
Policy 6.10 – Walking
Policy 6.12 – Road network capacity
Policy 6.13 – Parking
Policy 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.8 – Heritage assets and archaeology
Policy 7.9 – Heritage-led regeneration
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodlands

Housing Supplementary Planning Guidance

5.2 Local Plan – Core Strategy

Core Policy 9: Supporting community cohesion
Core Policy 20: Sustainable Energy use and energy infrastructure
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24: The road network
Core Policy 25: Pedestrians and cyclists
Core Policy 26: Public transport
Core Policy 28: Managing flood risk through development
Core Policy 29: Flood management infrastructure
Core Policy 30: Maintaining and improving the quality of the built and open environment
Core Policy 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity

Biodiversity Action Plan
S106 SPD

5.3 Development Management Document

DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD37: Achieving high quality and design-led development
DMD38: Design process
DMD42: Design of civic / public buildings and institutions
DMD44: Conserving and enhancing heritage assets
DMD45: Parking standards and layout
DMD47: New road, access and servicing
DMD48: Transport assessments
DMD49: Sustainable design and construction statements
DMD50: Environmental assessments method
DMD51: Energy efficiency standards
DMD52: Decentralised energy networks

DMD53: Low and zero carbon technology
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.4 Other Material Considerations

NPPF

NPPG

Accessible London: achieving an inclusive environment SPG

Planning and Access for Disabled People: a good practice guide (ODPM)

London Plan Sustainable Design and Construction SPG

Mayor's Climate Change Adaption Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayors Water Strategy

Mayor's Ambient Noise Strategy

Mayor's Air Quality Strategy

Mayor's Transport Strategy

Land for Transport Functions SPG

London Plan; Mayoral Community Infrastructure Levy

Circular 06/05 Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System

6. **Analysis**

6.1 The main issues to consider are as follows:

- i. Principle of development
- ii. Design;
- iii. Amenity of neighbouring properties;
- iv. Highway safety;
- v. Sustainability and biodiversity; and
- vi. Community Infrastructure Levy

6.2 Principle

- 6.2.1 The subject site comprises the Chase Farm Hospital complex with ancillary residential accommodation. .
- 6.2.2 London Plan Policy 3.17 and CP7 of the Core Strategy seeks to support the provision of high quality health appropriate for a growing and changing population with a flexibility of form that can adapt to meet identified healthcare needs including the provision of urgent care centres. The Council is committed to work with the Enfield PCT, NHS London, and other public and private sector health agencies in delivering appropriate proposals for new health and social care facilities.
- 6.2.3 The principal aim of the subject application is to support a continuity of healthcare service across the redevelopment phases of the main hospital site to secure what the applicant describes as a 'seamless' transition to a modern and fit-for-purpose healthcare facility for the borough. Given the resolution of members to grant planning consent for the redevelopment of the site to provide a new hospital facility and mindful of the importance of maintaining a fully operational healthcare facility over the construction phases, it is considered that the principle of temporary structures to facilitate this transition is acceptable.

6.3 Design

- 6.3.1 The temporary structures are to be prefabricated modular build units. As such they possess a limited aesthetic and cannot be held to integrate with the pattern of development of the varying design of buildings in the surrounding area. However, outside of its historic core, Chase Farm is characterised by ad hoc extensions, temporary structures and buildings of eclectic design. While the structures will contribute to this architectural clutter, each of the structures are relatively modest in size, largely screened by existing buildings and temporary in nature and hence their impact and influence to the character of the surrounding area will be limited. Indeed, significant weighting must be given to the fact that the structures are necessary to ensure a continuity of service across the phases of redevelopment and therefore while it cannot be held that the development would enhance the character of the area such a consideration is clearly outweighed by the social benefits of the scheme and hence is acceptable on balance, consistent with the provisions of the NPPF and the Local Plan.

6.4 Impact to Neighbouring Properties

- 6.4.1 The proposed structures are wholly contained within the hospital site and each are surrounded by compatible healthcare uses. The nearest residential uses are sited a significant distance from each of the structures and hence it is considered that the development will have no impact to the residential amenity enjoyed by even the nearest of these properties through either the physicality of the built form or indeed its function.

6.5 Highway Safety

- 6.5.1 The development provides a continuity of function and does not introduce any additional uses or an intensification of existing uses and hence will not result

in an increase in traffic generation over levels currently experienced and further will not erode current parking provision across the site. This is consistent with DMD45, DMD46 and DMD47 of the Development Management Document.

6.6 Sustainable Design and Construction

Energy

- 6.6.1 In accordance with London Plan Policy 5.2 and DMD51 of the Development Management Document, the application includes an energy strategy for the development setting out how carbon dioxide emissions will be reduced with an overarching target to reduce carbon dioxide emission by 35% over Part L of Building Regulations 2013 across the site.¹
- 6.6.2 The Policy embeds the principles of the energy hierarchy (be lean, be clean, be green) and requires strict adherence to the hierarchy to maximise energy efficiency in development from the ground up, ensuring that the structure of the energy policies serve to incentivise considered innovative design as the core value in delivering exemplar sustainable development in accordance with the Spatial Vision for Enfield and Strategic Objective 2 of the Core Strategy. Indeed, reflecting the overarching strategic vision for the borough, the Policy goes further than the London Plan and instils a flexibility in the decision making process to seek further efficiencies and deliver exemplar developments within the Borough.
- 6.6.3 While an Energy Statement has been omitted, it is clear from supporting documentation that the prefabricated buildings would exceed current Building Regulations for air permeability and energy efficiency to the tune of 33%. This does not strictly accord with the Policy, however, with temporary structures it is often overly onerous to impose strict compliance and further the temporary nature of the structure is such that its energy usage will be definition be minimal particularly when set against the carbon reduction targets sought by the new hospital. This is considered to be acceptable.

BREEAM

- 6.6.4 DMD50 of the Development Management Document dictates that non-residential development a BREEAM New Construction rating of 'Excellent' from 2016. The scale and scope of the works is such that the temporary structures are not of a sufficient size to enable a BREEAM Assessment to be carried out and hence the attainment of relevant ratings is not technically feasible. DMD50 is responsive to this constraint and hence in this instance a BREEAM rating will not be sought.

Green Roofs

- 6.6.5 Policy DMD55 of the Development Management Document seeks to ensure that new-build developments, and all major development will be required to use all available roof space and vertical surfaces for the installation of low

¹ In accordance with London Plan updated 'Energy Planning - GLA Guidance on preparing energy assessments' amendments to Part L of Building Regulations 2013 have been integrated into stated targets to reflect Fabric Energy Efficiency Standards and amendment to the Standard Assessment Procedure 2012. In this regard, a 35% improvement over Part L1A 2013 is also a permissible target.

zero carbon technologies, green roofs, and living walls subject to technical and economic feasibility and other relevant planning considerations. Again the nature scale and scope of the development is such that the provision of green roofs will not be technically feasible or economically viable.

Trees

6.6.6 An arboricultural report and tree survey was submitted with the parent application. In consultation with the Council's Tree Officer, it was determined that the container café would have an impact upon trees scheduled for retention as part of the outline scheme. Additional information has been requested and discussions to safeguard the trees is ongoing and an update will be provided at the meeting.

6.7 *S106 Contributions*

6.7.1 A Section 106 agreement will not be required for the scheme

6.8 *Community Infrastructure Levy*

6.8.1 The CIL Regulations 2010 (as amended) allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until 2016.

6.8.2 The proposed development would not be CIL liable.

6.9 *Other Matters*

Equalities Impact Assessment

6.9.1 Regard has been given to any potential impact upon the protected characteristics outlined by the Equalities Act 2010 Section 149 and the provisions contained therein. It is considered that due regard has been given to the impact of the scheme on all relevant groups with the protected characteristics schedule and on the basis of the wider social imperative of the development to deliver a modern hospital facility there would no undue impact upon any identified group.

7. Conclusion

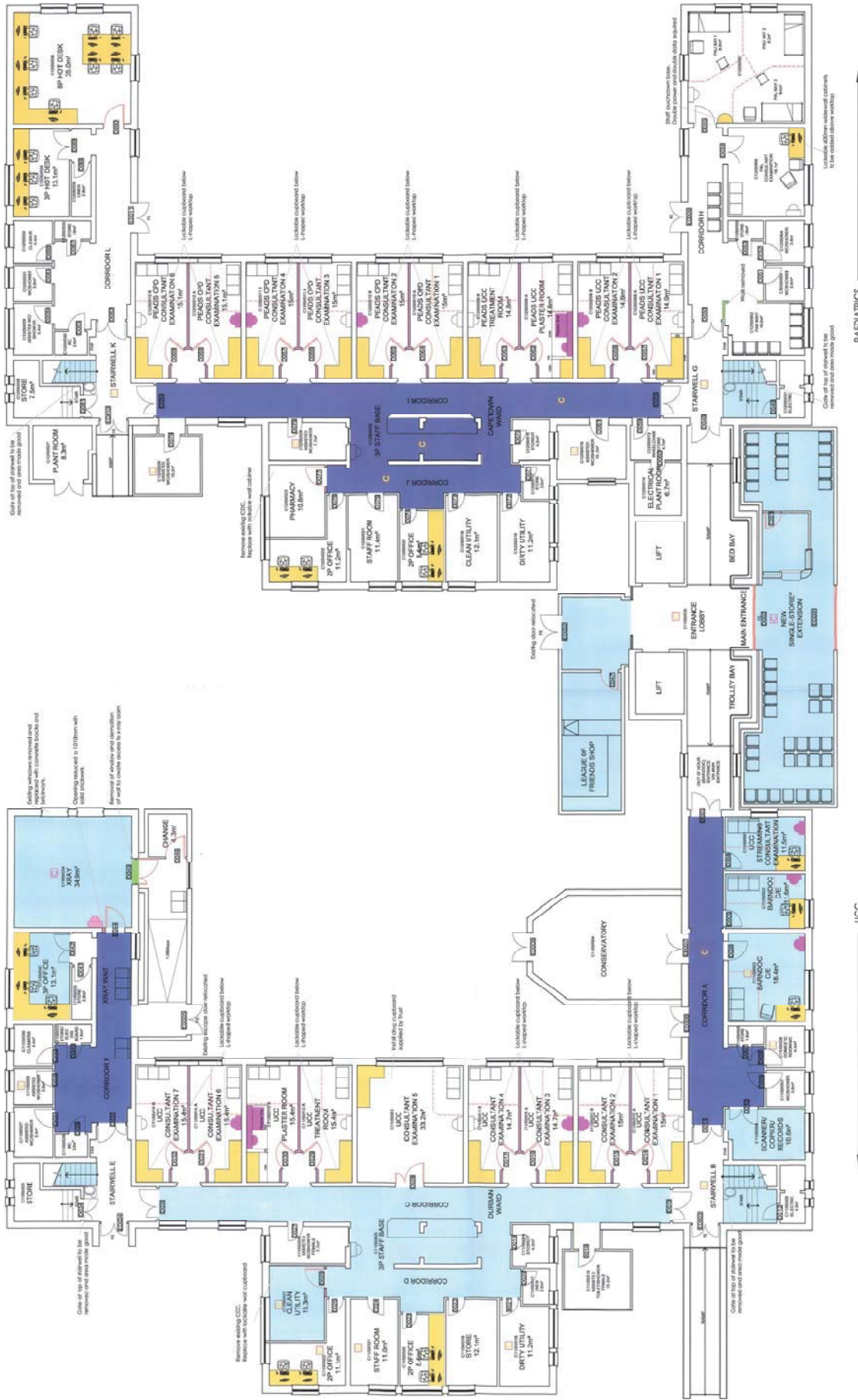
7.1 The proposed development will contribute to the continuity of healthcare service provision while the Chase Farm hospital development and will support the wider strategic objectives for Borough and its surround top provide fit-for-purpose hospital facility to the site.

8. Recommendation

8.1 That planning permission be to be granted subject to conditions

1. Approved Plans

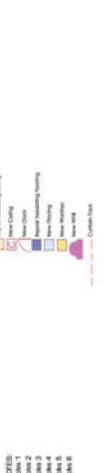
2. Tree protection
3. Temporary consent (3 years or completion of the hospital whichever is the later)



REVISIONS

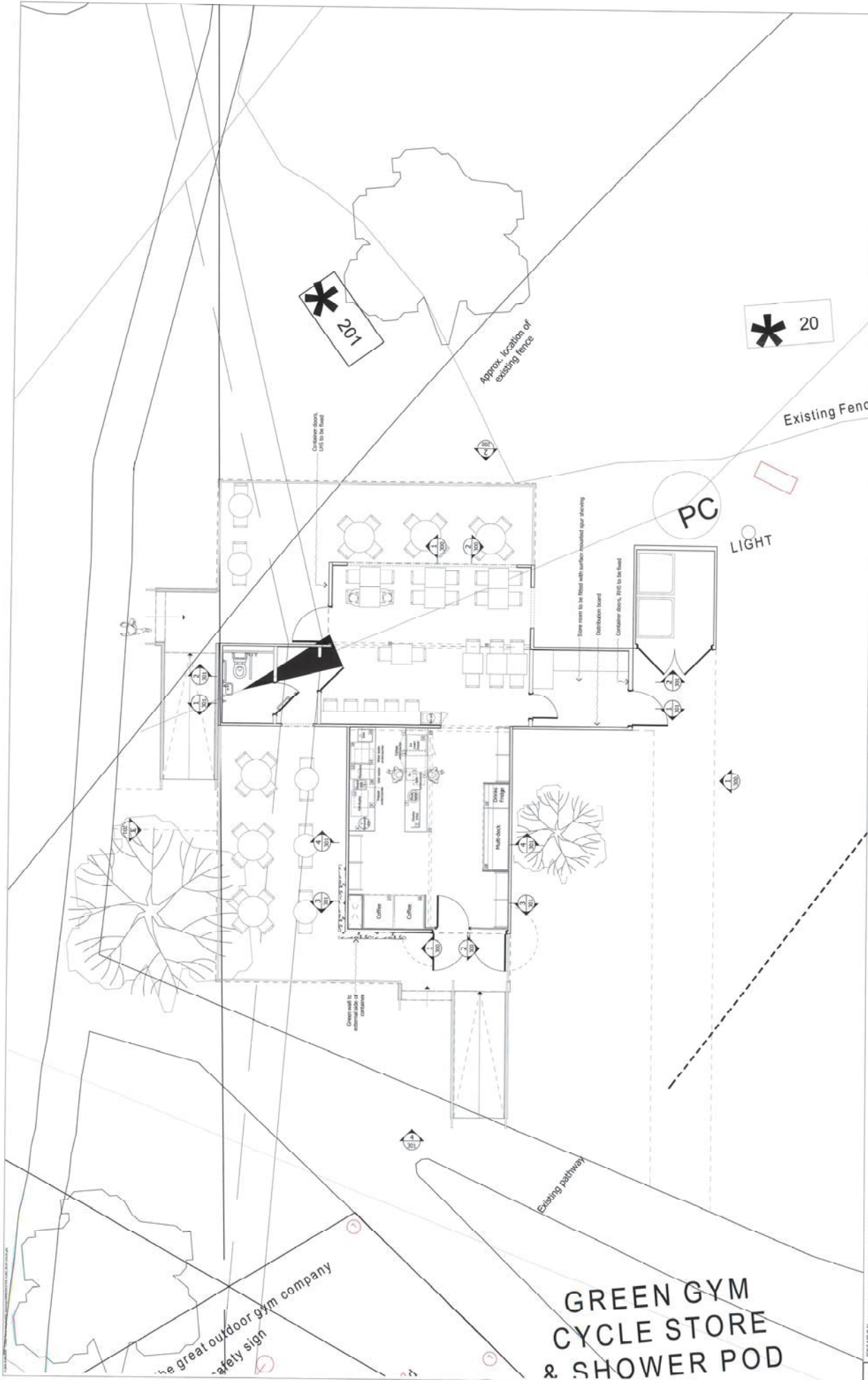
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01	18/10/20	Issue for tender
02	22/10/20	Finalize design and produce final BIDDING DOCUMENTS
03	06/11/20	Issue for tender
04	06/11/20	Issue for tender
05	06/11/20	Issue for tender
06	06/11/20	Issue for tender
07	06/11/20	Issue for tender
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20	06/11/20	Issue for tender

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1 SCALE 1/8" = 1'-0"
GENERAL ARRANGEMENT PLAN

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Revision	Date	Description

Author	Checked	Approved

Project: Chase Farm Hospital Cafe
 Client: Chase Farm Hospital
 127 The Ridgeway, Uxbridge, Middlesex, UK
 Uxbridge, Middlesex, UK
 Project Number: 151020091FVLL
 Date: 15/02/2015
 Drawing Group: Concept Group

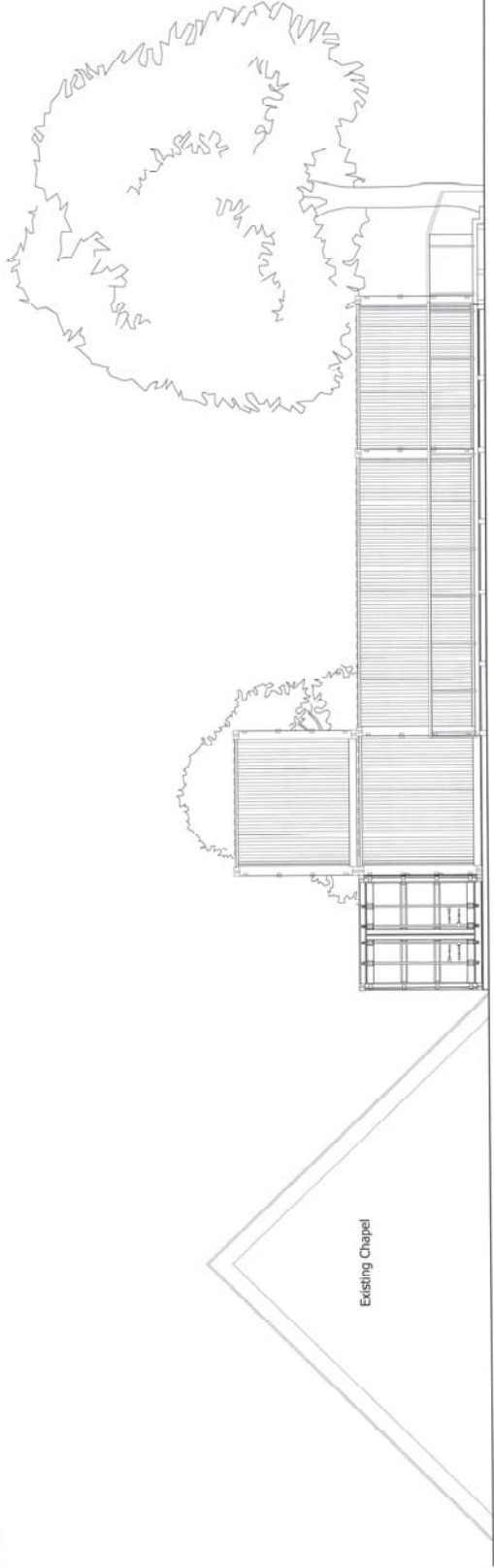
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 Chartered Practitioner

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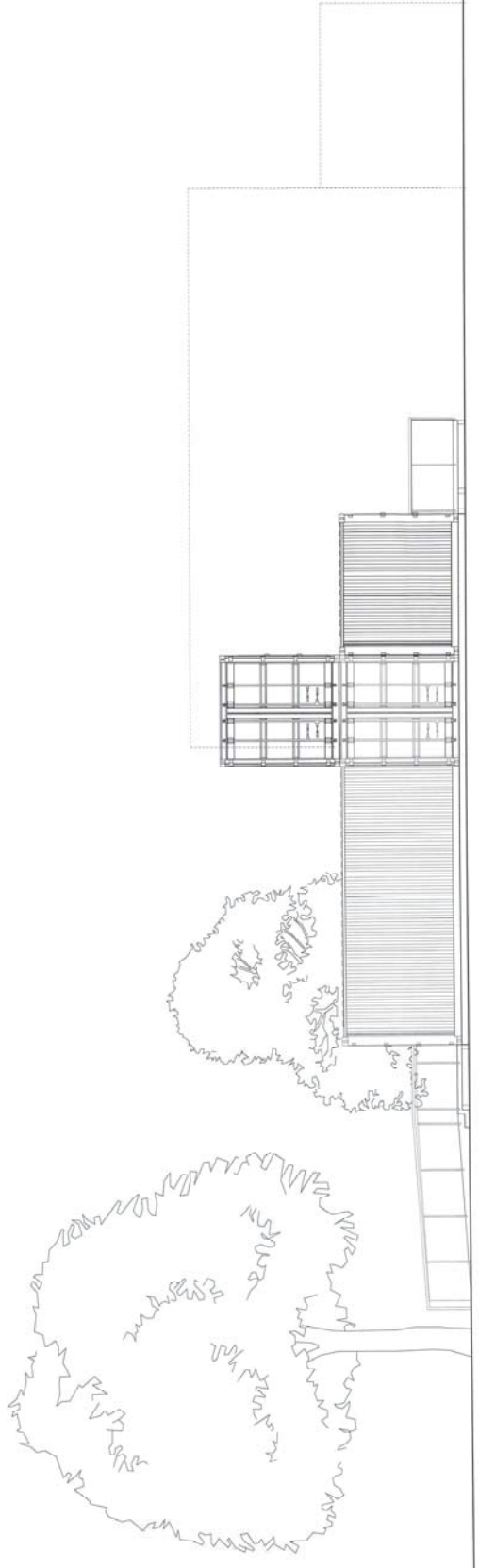
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 Chartered Practitioner



2 REAR ELEVATION (CLOSED VIEW)



1 SIDE ELEVATION (CLOSED VIEW)

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Rev	Date	Description
01	04/12/2021	Issue for information
02		
03		

Legend & Notes

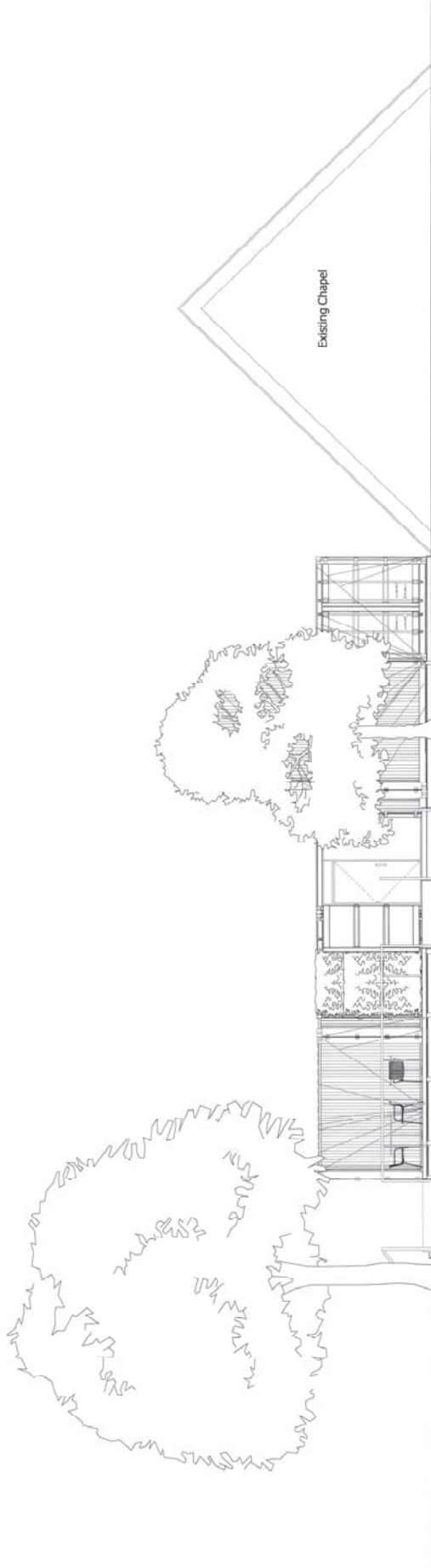
1 Woodcot Park, Mansfield, Notts, Nottingham, Leicestershire
 Phone: 01529 234444
 www.riba.org.uk

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Project: **Chase Farm Hospital Cafe**
 Chase Farm Hospital
 127 The Ridgeway, Uxbridge, Middlesex, U.K.
 Client: **Compass Group**

Drawing Title: **External Elevations**
 202 Elevations
 Project Number: 2001, Location: Uxbridge
 (809)200_SK01



2 SCALE 1/8" = 1'-0"
FRONT ELEVATION (CLOSED VIEW)



1 SCALE 1/8" = 1'-0"
SIDE ELEVATION (CLOSED VIEW)

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Rev	Date	Description
01	2023-04-26-17	Issued for information
02		
03		
04		
05		
06		
07		

Revisions & Notes:

1. Richard Peck, Architectural Pty.
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www.rparchitect.com.au

RIBA #
Chartered Architect



SUN ARCHITECTURAL LIGHTS & BLENDS

Client: Chase Farm Hospital
Compass Group

Project Number: 0822 Number: 0822

Drawn By: 200 Elevations
External Elevations

Project Number: 0822 Number: 0822
(800) 203_5K01



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR TENDER	15/03/2014
2
3
4
5



CHASE FARM HOSPITAL
15/03/2014
Barrett and Chase Farm Hospital NHS
PROPOSED GREEN GYM
SITE PLAN
CRG - 27/01/14 A1 1:100
AGBS-SKZ21014-02 C

REV DATE	BY	CHKD
A 13/02/15	Not added. Approx. shown. Dim changed.	SC RL
B 17/02/15	Notes amended. Struct. Eng. profile amended. Electrical layout added.	SC RL
C 15/04/15	Structural changes. Cladding changed. Eaves profile changed.	RL

NOTES:

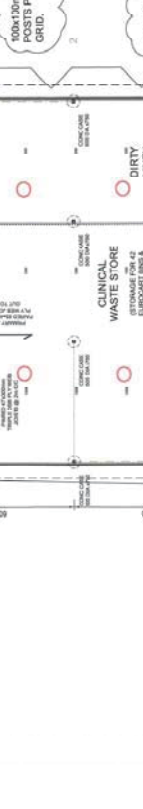
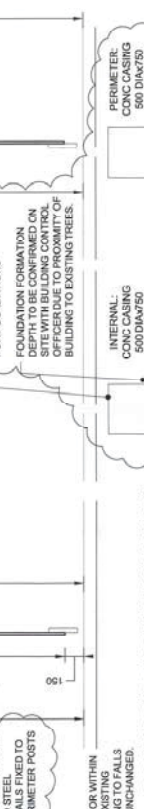
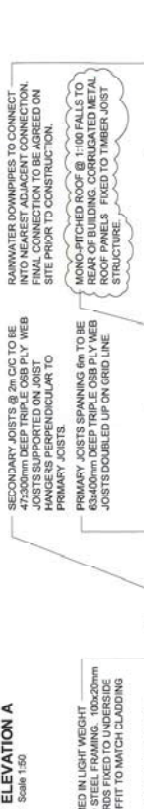
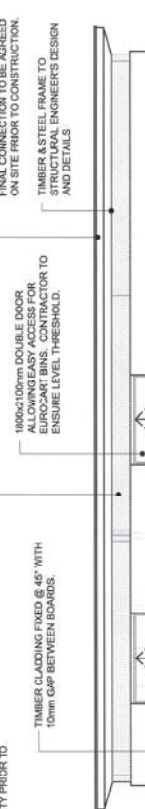
- STRUCTURAL STEEL & TIMBER FRAME TO STRUCTURAL ENGINEERS DESIGN AND DETAILS.
- CONNECTIONS TO EXISTING IRON ENGINEERS SPECIFICATION AS NOTED ON PLAN (DIFFERENT DIMENSIONS AS PER DETAILED PLAN), FOUNDATION FORMATION DEPTH TO BE CONFIRMED WITH BUILDING CONTROL OFFICER ON SITE DUE TO PROXIMITY TO EXISTING TREES.
- WALL CONSTRUCTION (EXT-INT) - EXISTING EXTERIOR SURFACE TO BE REFINISHED WITH 10mm GAP BETWEEN BOARDS. TIMBER CLADDING FIXED VERTICALLY WITH 10mm GAP BETWEEN BOARDS. TIMBER CLADDING RAILS FIXED TO STRUCTURAL FRAME AND ALL LATERAL RESTRAINT TO STRUCTURAL ENGINEERS SPECIFICATION. TENSIONED STAINLESS STEEL WIRE CROSS BRACING WITH BRACKETS IN FOUR BAYS (SHOWN GREEN DASH DOT ON DETAILED PLAN FOR CLARITY).
- AT HIGH LEVEL ABOVE TIMBER CLADDING, CLADDING IS TO BE KEPT UP TO LEAVES ALLOWING THE STORE TO BE NATURALLY VENTILATED.
- ELECTRICAL SUPPLY FOR LIGHTING AND POWER TO BE PROVIDED. FIXTURES TO BE AGREED PRIOR TO COMMENCING CONSTRUCTION.
- ALLOW SINGLE SSO TO EACH SPACE - TO BE PROVIDED AND LOCATED ON THE CENTRE POSTS IN EACH CASE.

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 Royal Fire London
 0203 741111

• DATE: FEB 2015
 PRODUCED: SC
 • SCALE: AS SHOWN @ A1
 • CAD REF: NL
 • APPROVED: [Signature]
 • DRAWING NUMBER: D-14-034-230
 • REV: C

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ELEVATION B
 Scale 1:100

ELEVATION C
 Scale 1:100

ELEVATION D
 Scale 1:100

ELEVATION A
 Scale 1:50

ELEVATION B
 Scale 1:50

ELEVATION C
 Scale 1:50

ELEVATION D
 Scale 1:50

ELEVATION E
 Scale 1:50

ELEVATION F
 Scale 1:50

ELEVATION G
 Scale 1:50

ASTE STORE
 Scale 1:100

SECTION ONE - THROUGH WASTE STORE
 Scale 1:50

SECTION ONE - THROUGH WASTE STORE
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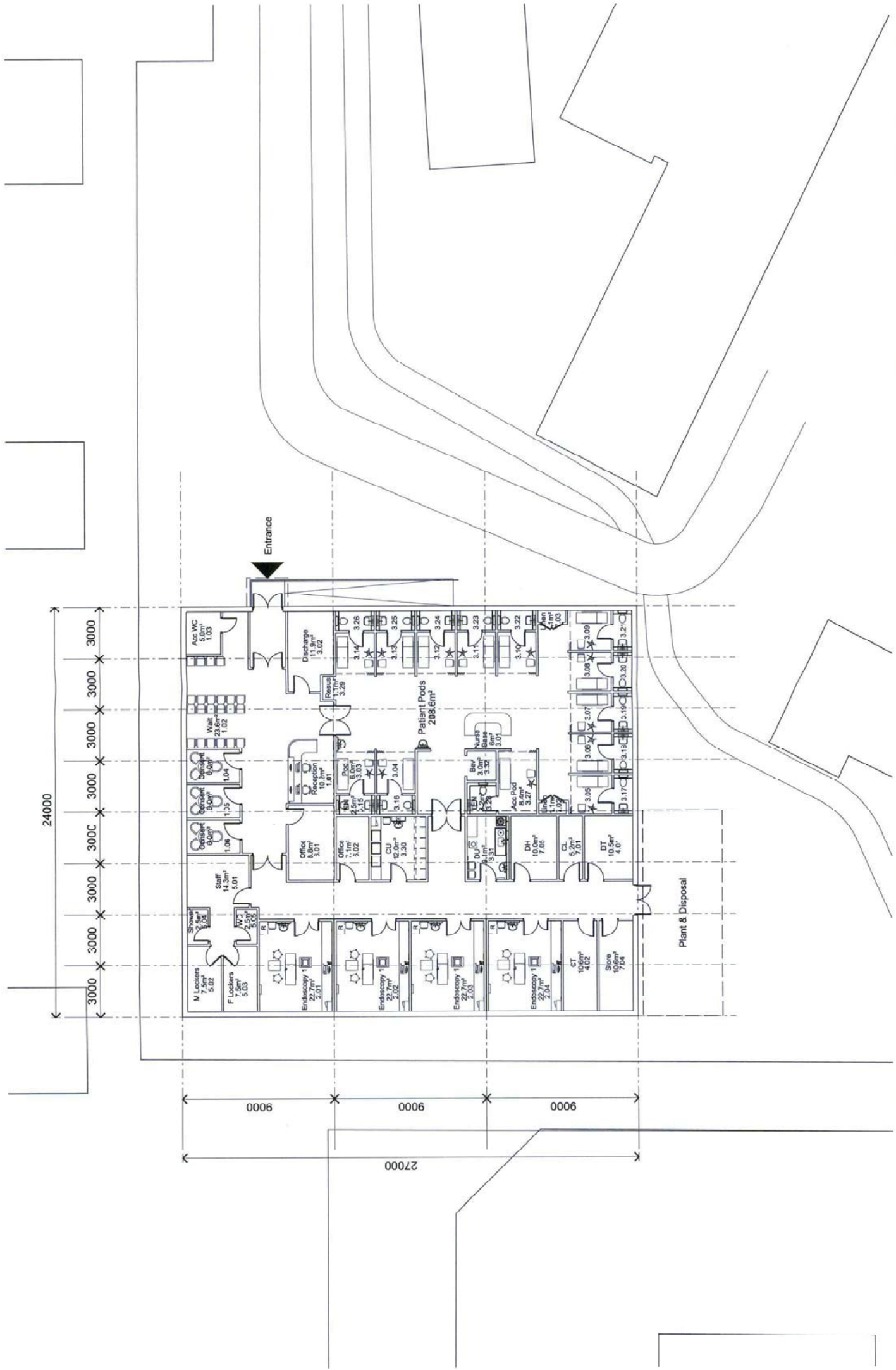
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REV DATE BY CHKD
 15/07/15 RSP/ASB/RL
 15/04/15 RL

- NOTES:**
- EXISTING GAS STORE TO BE DEMOLISHED
 - CLEAR SITE OF ALL EXISTING
 - NEW BUILDING TO BE CONSTRUCTED.
 - LIGHT WEIGHT STEEL/PREFABRICATED TO SUIT
 - BASE TO ENGINEERS DESIGN AND DETAILS
 - UPGRADE SECURITY LIGHTING
 - INCORPORATE SECURITY CAMERAS
 - STORE TO COMPLY WITH CURRENT HTMS AND ALL DESIGN GUIDANCE
 - ALL NECESSARY SIGNAGE TO BE INCLUDED

INDICATIVE CCTV CAMERA DRAWINGS:

NOTES TAKEN FROM STORAGE ASPECTS LTD DRAWINGS:

"Steel clad building measuring 7500mm W x 2400mm D x 2600mm H at the eaves. Fitted with 16 cameras. The cameras are to provide security for the stored cylinders. Designed for use with a slab providing 100mm, saggated concrete should be used as a base for the cameras. The cameras are to be mounted on a 40mm x 40mm x 100mm aluminium and 40mm of cover concrete. Internal mesh dividing partition to separate the empty and full sections as shown. One entrance door; Gas cylinder warning label. Empty and Full store sign. Above each rack in the Full store, gas types and cylinder type detailed on sign. Above each rack in the Empty store, cylinder type detailed on sign."

STORAGE REQUIREMENTS:

CYLINDER SIZE	NUMBER	COLOUR
A	50	77
B	10	10
C	10	10
D	10	10
E	10	10
F	10	10
G	10	10
H	10	10
I	10	10
J	10	10
K	10	10
L	10	10
M	10	10
N	10	10
O	10	10
P	10	10
Q	10	10
R	10	10
S	10	10
T	10	10
U	10	10
V	10	10
W	10	10
X	10	10
Y	10	10
Z	10	10

CYLINDER DIMS & ORIENTATION

HT	DIA
A	30 horizontal
B	40 vertical
C	50 vertical
D	60 vertical
E	80 vertical
F	90 vertical
G	100 vertical
H	120 vertical
I	130 vertical
J	150 vertical
K	170 vertical
L	190 vertical
M	210 vertical
N	230 vertical
O	250 vertical
P	270 vertical
Q	290 vertical
R	310 vertical
S	330 vertical
T	350 vertical
U	370 vertical
V	390 vertical
W	410 vertical
X	430 vertical
Y	450 vertical
Z	470 vertical

HDS
 Design solutions for corporate environments
 HDS Ltd, 157 Old Street, London EC1Y 1SP
 Tel: +44 (0) 20 766 8899

CLIENT PROJECT
 CHASE FARM HOSPITAL
 SCALE RELOCATIONS
 The Royal Free London NHS Foundation Trust
 Enfield, Middlesex

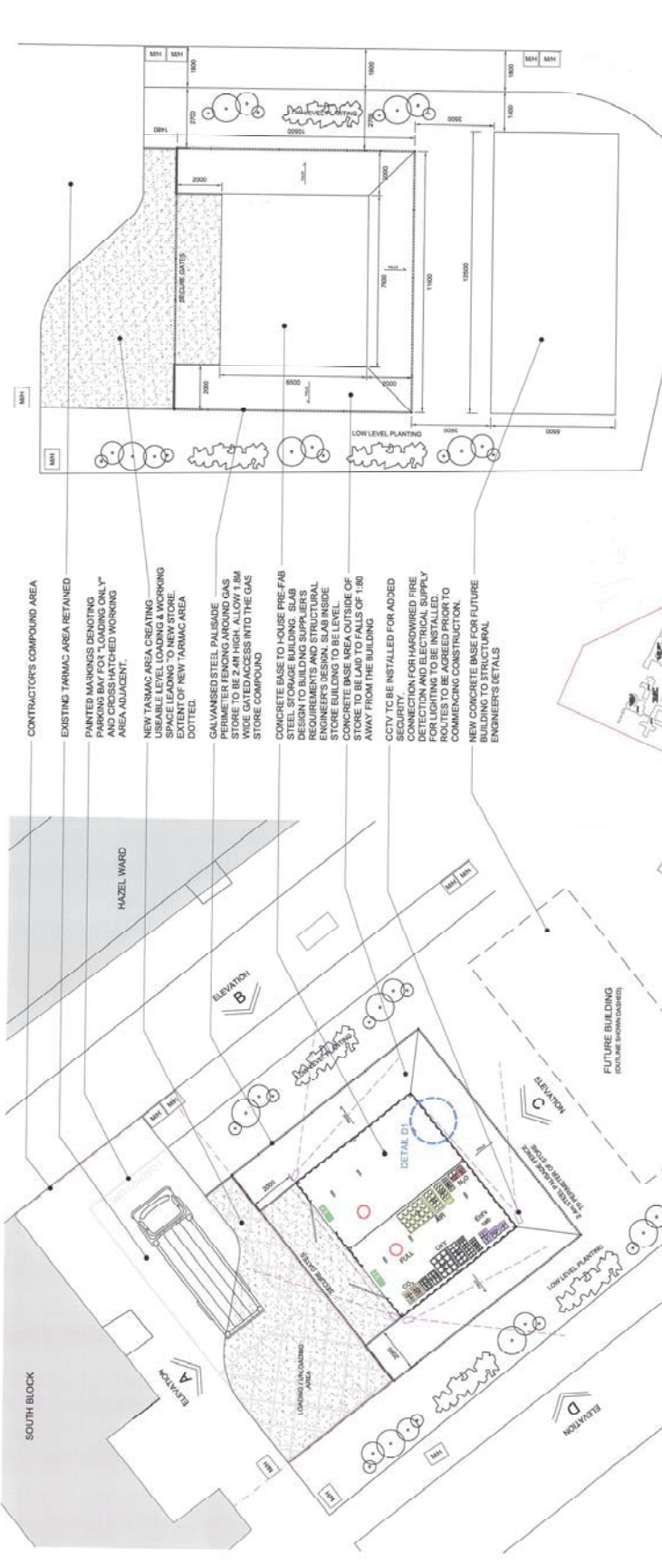
TITLE
 NEW GAS STORE
 SITE LOCATION PLAN SECTION & ELEVATIONS

DATE: FEB 2015
PRODUCED SC

SCALE: AS SHOWN @ A1
CHECKED: -

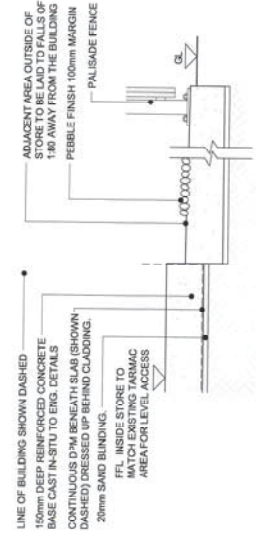
DATE REF: NIL
APPROVED: -

DRAWING NUMBER
 D-14-034-220
REV
 B



- CONTRACTOR'S COMPOUND AREA
- EXISTING TARMAC AREA RETAINED
- PAINTED MARKINGS DENOTING PARKING FOR CONTRACTORS ONLY AND CROSS-HATCHED WORKING AREA ADJACENT.
- NEW TARMAC AREA CREATING SPACE LEADING TO NEW STORE. EXTENT OF NEW TARMAC AREA DOTTED.
- GALVANISED STEEL PALISADE PERIMETER FENCING AROUND GAS STORE TO BE 2.4M HIGH ALLOW 7.6M CLEARANCE INTO THE GAS STORE COMPOUND
- CONCRETE BASE TO HOUSE PRE-FAB STEEL STORAGE BUILDING. SLAB TO BE 100MM THICK TO MEET ENGINEERS DESIGN. SLAB INSIDE STORE BUILDING TO BE LEVEL.
- STORE TO BE LAID TO FALLS OF 1:60 AWAY FROM THE BUILDING.
- CCTV TO BE INSTALLED FOR ADDED SECURITY.
- CONNECTION FOR HARDWIRED FIRE DETECTION AND ELECTRICAL SUPPLY TO BE INSTALLED TO BE REACHED TO COMMENCING CONSTRUCTION.
- NEW CONCRETE BASE FOR FUTURE BUILDING TO STRUCTURAL ENGINEER'S DETAILS

PROPOSED SLAB SETTING OUT
 Scale 1:100



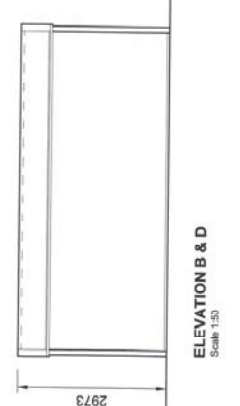
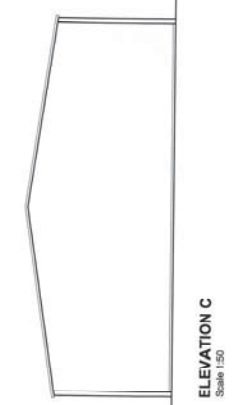
LINE OF BUILDING SHOWN DASHED 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING. 20mm SAND BUILDING.

FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS

ADJACENT AREA OUTSIDE OF STORE TO BE LAID TO FALLS OF 1:60 AWAY FROM THE BUILDING

PEBBLE FINISH 100mm MARGIN PALISADE FENCE

DETAIL D1 - PROPOSED CONCRETE BASE & KERB DETAIL
 Scale 1:10



- FIRE LEGEND**
- 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS
 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
 - 20mm SAND BUILDING
 - FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS
 - 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS
 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
 - 20mm SAND BUILDING
 - FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS
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 - 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS
 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
 - 20mm SAND BUILDING
 - FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS

PROPOSED NEW GAS STORE
 Scale 1:100

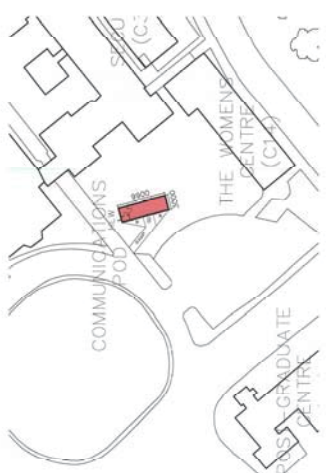
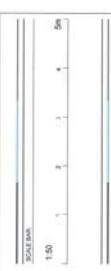
- ELECTRICAL LEGEND (240VAC)**
- 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS
 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
 - 20mm SAND BUILDING
 - FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS
 - 100mm DEEP REINFORCED CONCRETE BASE CAST IN-SITU TO EIG. DETAILS
 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
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 - CONTINUOUS DPM BENEATH SLAB (SHOWN DASHED) DRESSED UP BEHIND CLADDING
 - 20mm SAND BUILDING
 - FFL INSIDE STORE TO MATCH EXISTING TARMAC AREATION LEVEL ACCESS

ELEVATION A
 Scale 1:50

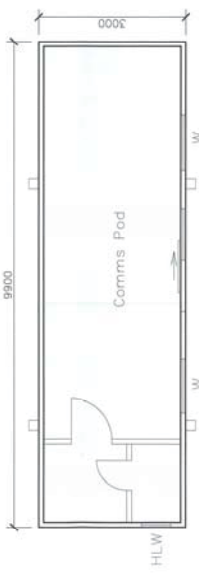
ELEVATION B & D
 Scale 1:50

ELEVATION C
 Scale 1:50

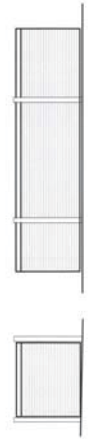
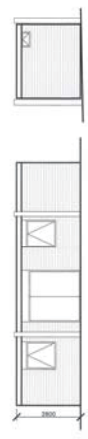
TYPICAL PALISADE FENCE
 Scale 1:50



BLOCK PLAN
SCALE 1:500



PLANS
SCALE 1:50



ELEVATIONS
SCALE 1:100



LOCATION PLAN
SCALE 1:250



CHASE MAN HOSPITAL
COMMUNICATIONS POD
150 30391711
150 30391712
150 30391713

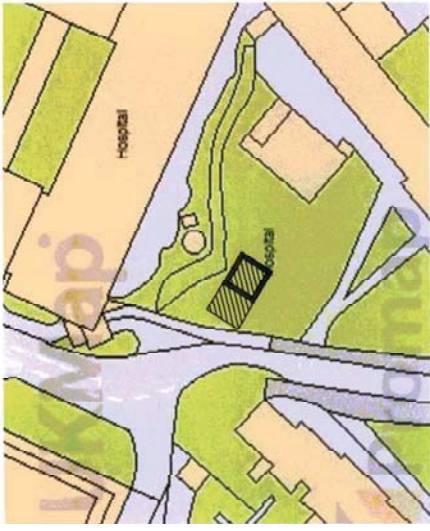
Barnet and Chase Man Hospitals NHS Trust

GENERAL ARRANGEMENT PLAN

DATE	NO.	BY	SCALE
08/15	25/06/15	A2	1:50

A685-SK250615-01

Approved for construction under the provisions of the Building Regulations 2010.



PROPOSED SITE PLAN

