

uclh

## **PHASE 5 Redevelopment**

RNTNEH

Royal National Throat, Nose and Ear Hospital  
Eastman Dental Hospital

Keith Millay, Steffian Bradley Architects

BRIEF

**Royal National Throat, Nose  
and Ear Hospital**

**Eastman Dental Hospital**

Merge all existing outpatient services from two locations near Kings Cross Station into one site near UCLH

Existing Area + 27,000 m<sup>2</sup>

New Site, 9,500 m<sup>2</sup> to 11,000 m<sup>2</sup>



Euston Road

Huntley St

Tottenham Ct Road

# SITE

Area Site Boundary – 1400 M<sup>2</sup>

Dimensions of Site Boundary

70 M (wide along Huntley street)

24 M (widest) x 17M (shortest Capper street)

Ground Level datum Huntley street – 27.360 AOD

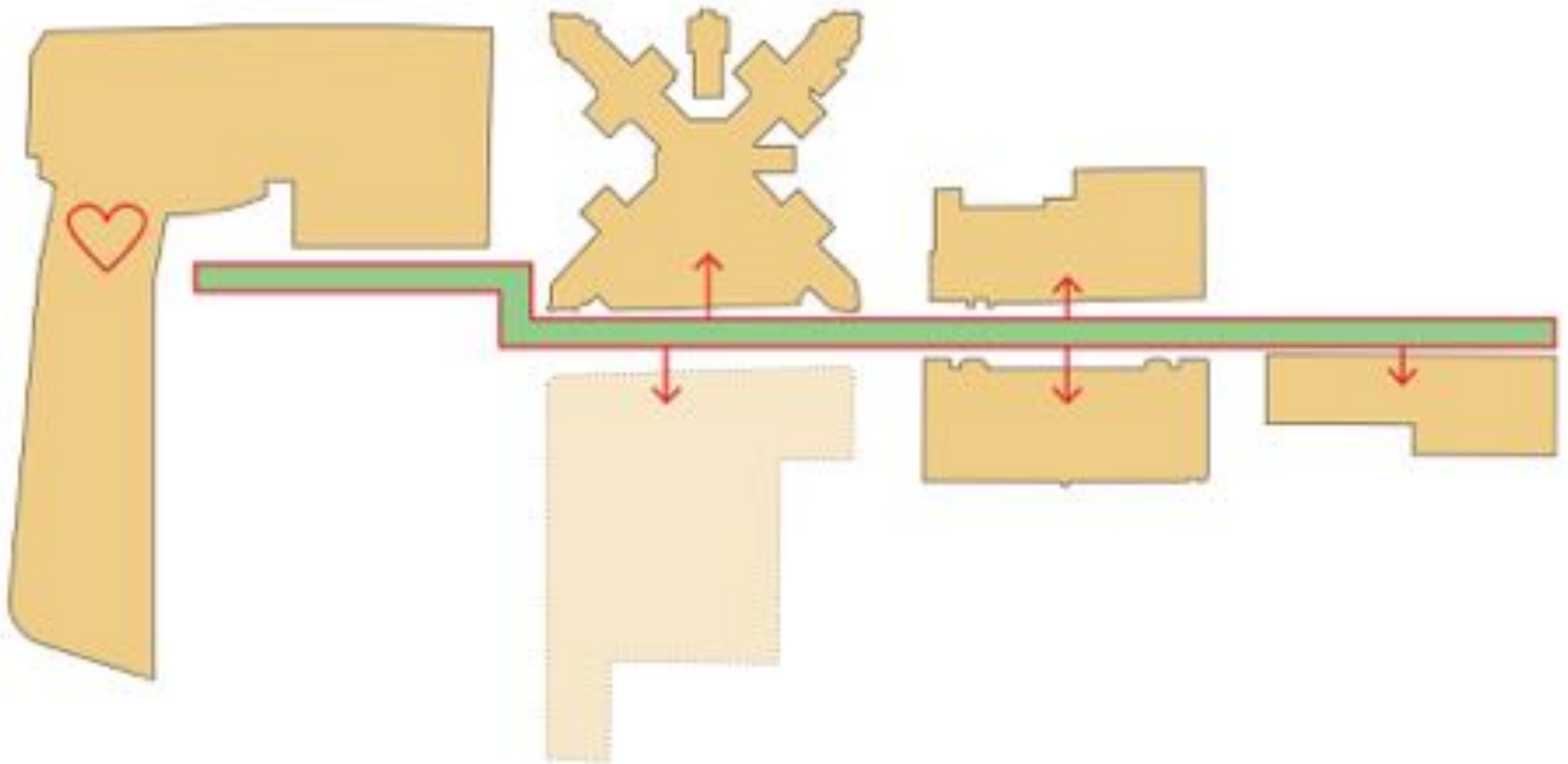
Maximum height of Gordon Mansions ( 7 Storeys above ground ) - 57.940 AOD

Maximum height of Cancer Centre ( 7 Storeys above ground ) - 58.760 AOD

Maximum height of Georgian terrace Houses ( 4 Storeys above ground ) - 41.700 AOD (41.120 roof top)



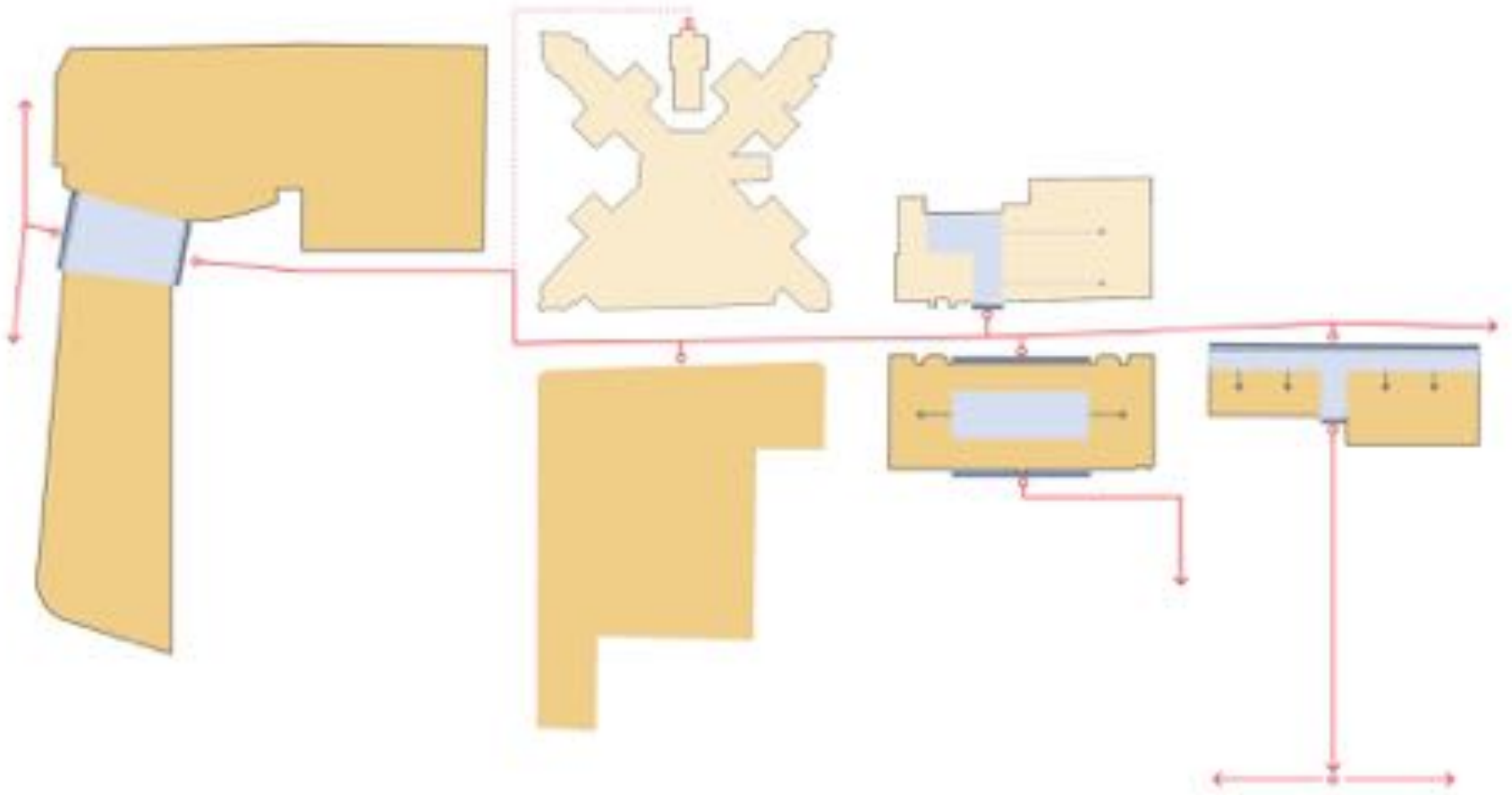




## THE MEDICAL CAMPUS

-  SPINE
-  UCLH MAIN BUILDINGS
-  VISUAL CONNECTION

THE MEDICAL CAMPUS - SEA Analysis for Phase 5



-  ACTIVE FACADE
-  FOYER
-  ENTRANCE

## COMMUNITY INTEGRATION





NORTH



SOUTH



EAST



WEST

UCLH - PHASE 5 - EXISTING MASSING  
EXISTING



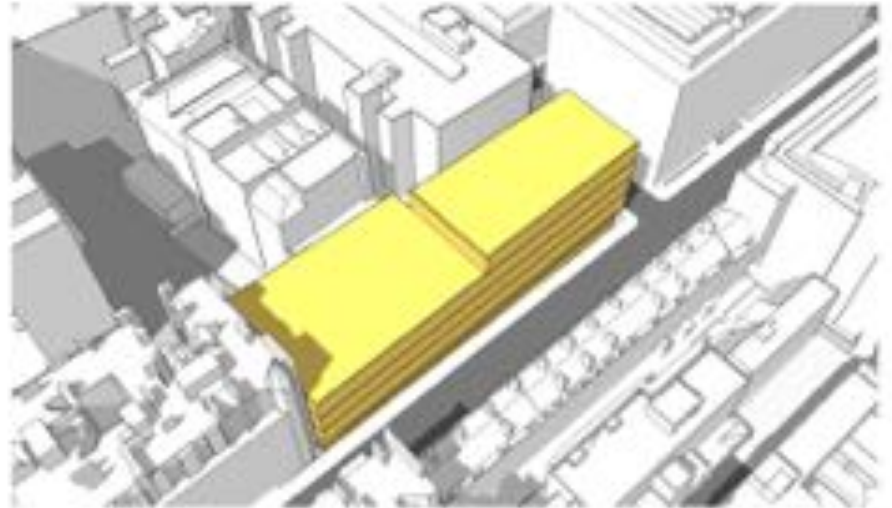
NORTH



SOUTH

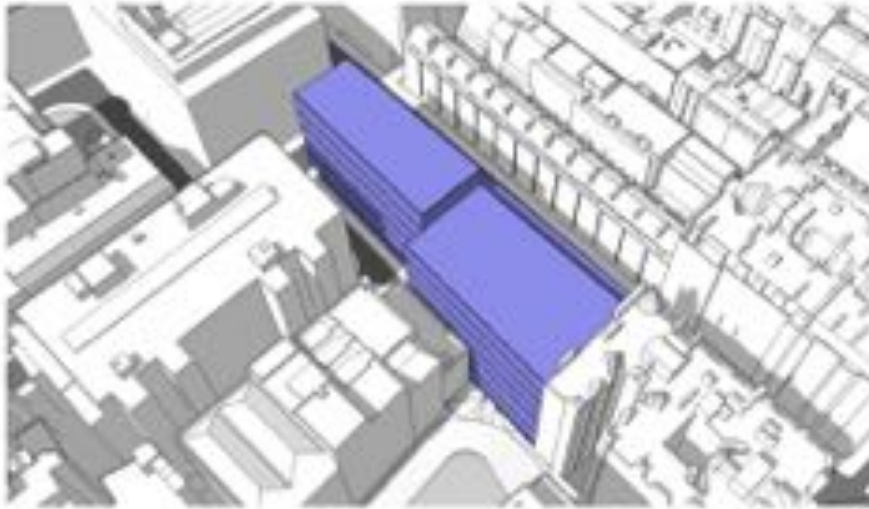


EAST

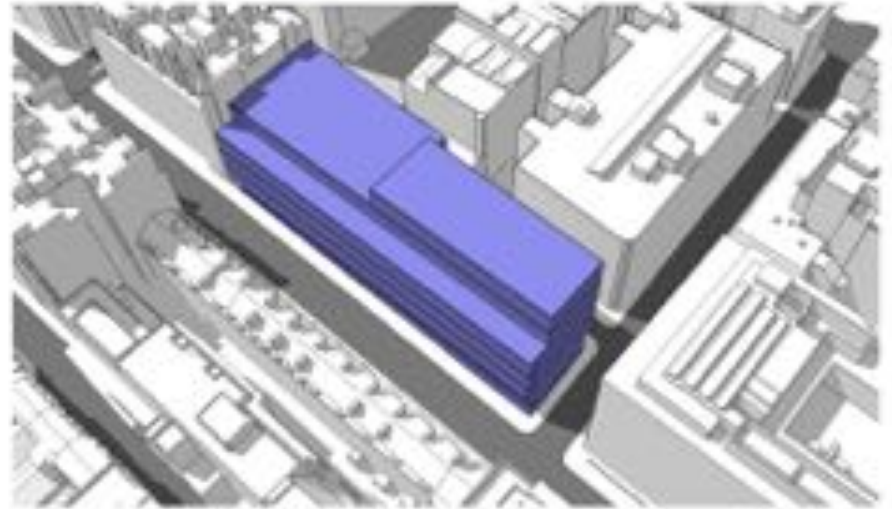


WEST

UCLH - PHASE 5 - PROPOSED MASSING  
OPTION A



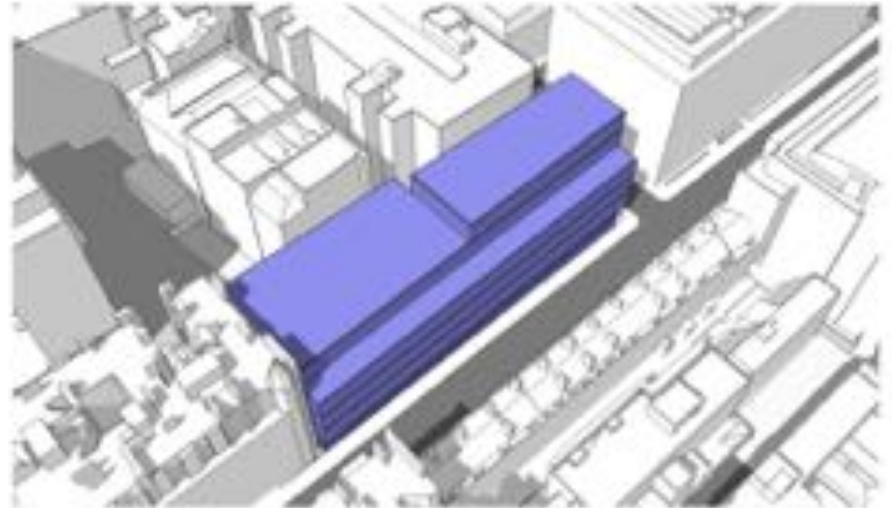
NORTH



SOUTH

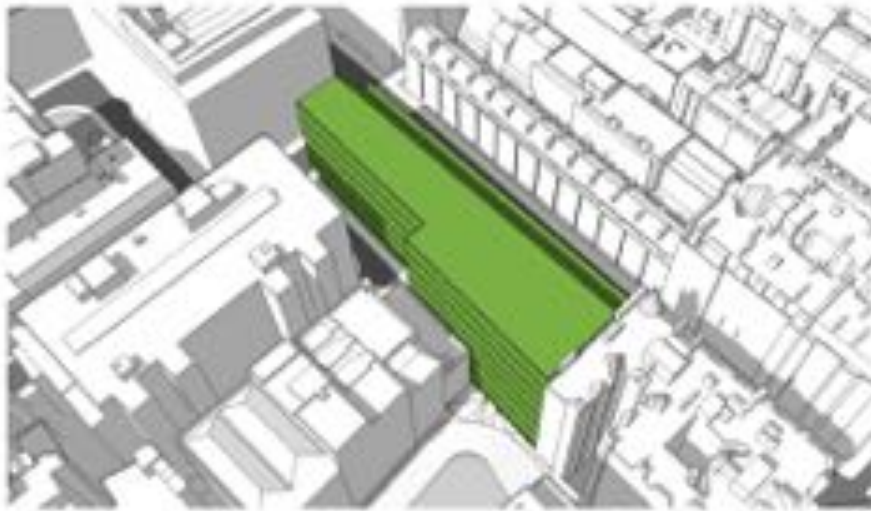


EAST



WEST

UCLH - PHASE 5 - PROPOSED MASSING  
OPTION II



NORTH



SOUTH



EAST

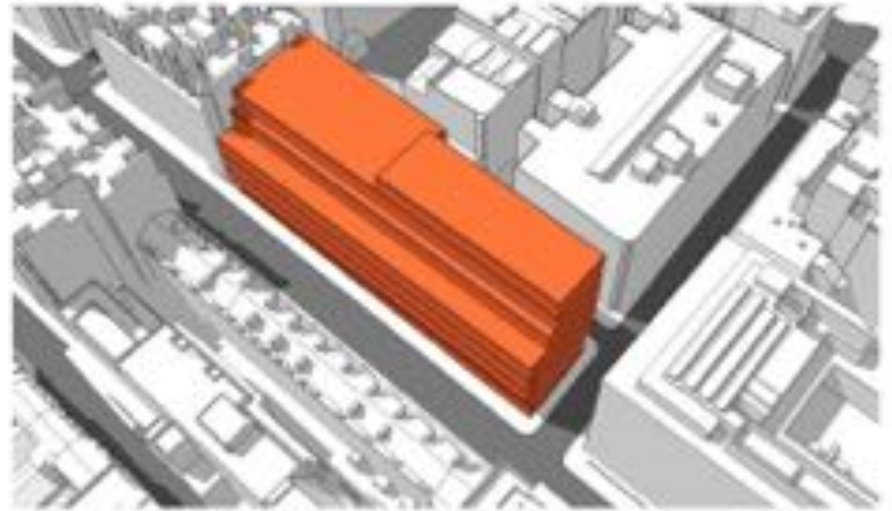


WEST

UCLH - PHASE 5 - PROPOSED MASSING  
OPTION C



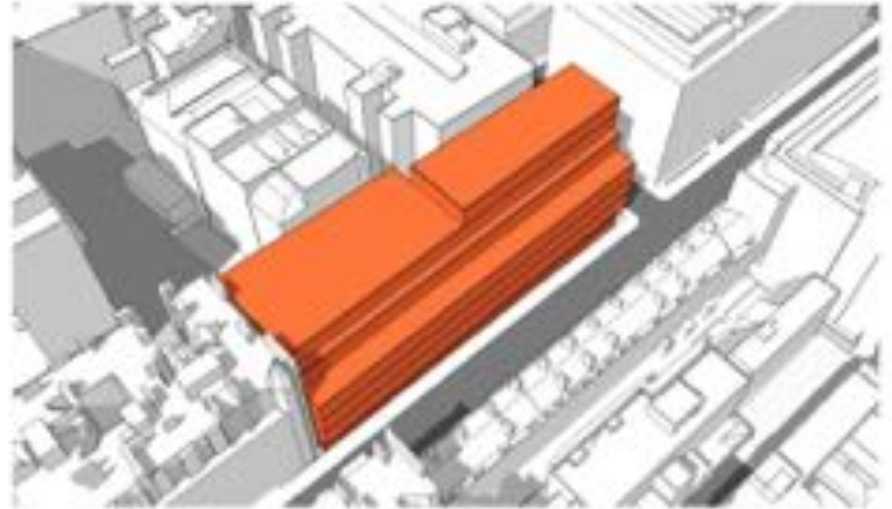
NORTH



SOUTH



EAST



WEST

UCLH - PHASE 5 - PROPOSED MASSING  
OPTION C1

| OPTION                         | OPTION A   | OPTION B   | OPTION C   | OPTION C1  |
|--------------------------------|--|--|--|--|
| DESCRIPTION                    | 3 Levels of basement, 4 levels above ground to F&M parking, 2 stepped levels on top near the Cancer Centre | 3 Levels of basement, 4 levels above ground to F&M parking, 2 stepped levels on top near the Cancer Centre | 1 Level of basement, 4 levels above ground to F&M parking, 2 stepped levels on top through whole plate | 2 Levels of basement, 4 levels above ground to F&M parking, 2 stepped levels on top through whole plate, 1 stepped on top near the Cancer Centre |
| GENERAL VIEW                   |                           |                          |                     |   |
| SECTION                        |                           |                          |                     |   |
| TOTAL GROSS FLOOR AREA (sq.m)  | 9 500 sq.m   | 10 500 sq.m  | 10 900 sq.m  | 10 500 sq.m  |
| NUMBER OF STOREYS ABOVE GROUND | 5 (Ground + 4 levels)  | 6 (Ground + 5 levels)  | 6 (Ground + 5 levels)  | 7 (Ground + 6 levels)  |
| NUMBER OF STOREYS BELOW GROUND | 3 (Basement 1, 2 and 3)  | 3 (Basement 1, 2 and 3)  | 1 (Basement 1, 2 and 3)  | 2 (Basement 1 and 2)   |
| FLOOR TO CAR HEIGHT (mm)       | 4 000 mm   | 4 000 mm   | 4 800 mm   | 4 000 mm   |
| FLOOR TO CEILING HEIGHT (mm)   | 2 700 mm   | 2 700 mm   | 2 700 mm   | 2 700 mm   |
| CEILING HEIGHT (mm)            | 900 mm   | 800 mm   | 700 mm   | 700 mm   |
| LOCAL RISK RATING              | HIGH   | MEDIUM   | LOW  | MEDIUM   |
| PROJECT COST (£ m)             | £ 92.5m  | £ 100m   | £ 104m   | £ 92.8m  |
| CONSTRUCTION COST (£ m)        | £ 39.5m  | £ 43m  | £ 46.5m  | £ 39.6m  |
| BUILDING HEIGHT (m)            | TBC  | TBC  | TBC  | TBC  |
| PLANNING RISK                  | LOW  | MEDIUM   | HIGH   | HIGH   |



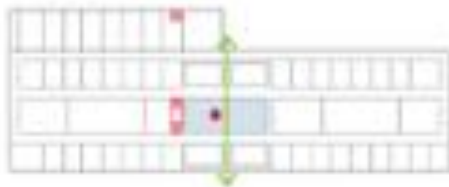
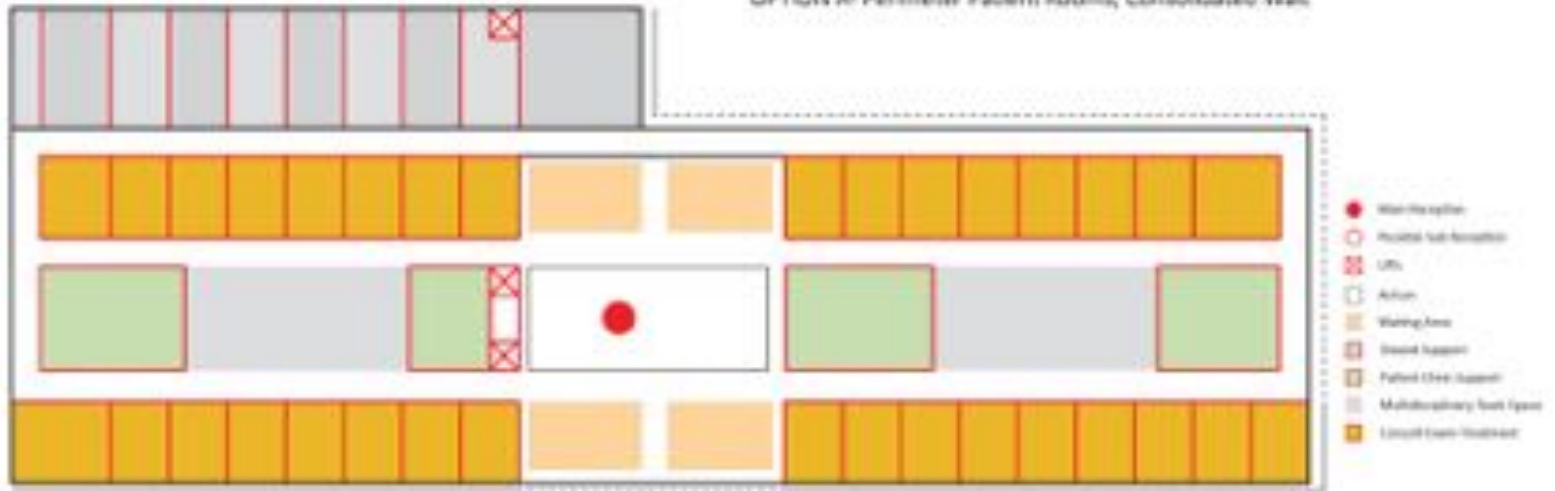
VISITORS-AREA  
Clear differentiation between public and private space



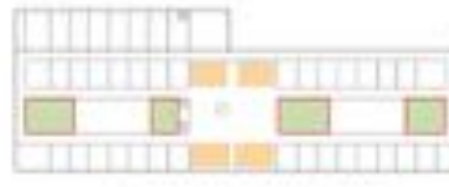
STAFF AREA  
On stage - off stage principle

THE CONCEPT - SBA Analysis for Phase 5

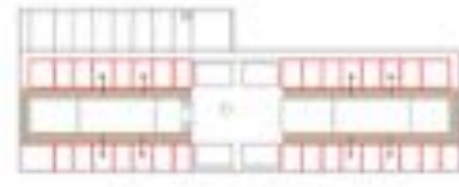
OPTION A- Perimeter Patient Rooms, Consolidated Wait



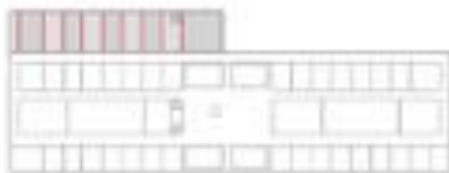
Atrium, Main Reception and Lifts



Shared Support and Waiting Areas



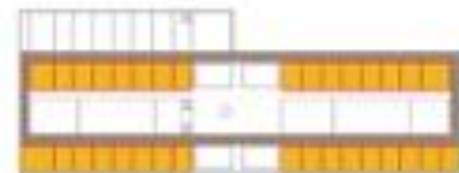
Patient Rooms, Clinic Support/Exam/Treatment



Shared Support



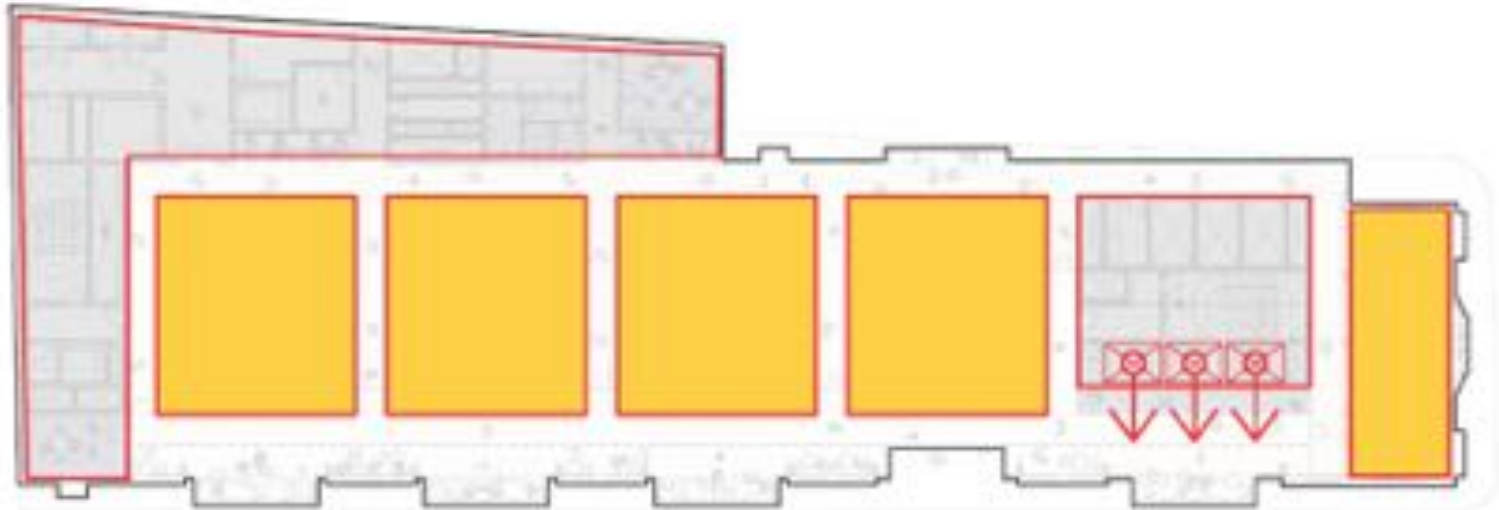
Multidisciplinary Team Space



Staff Access Corridor/Exam/Treatment Rooms

GENERIC CONCEPT PLAN - OPTION A - SBA Analysis for Phase 5



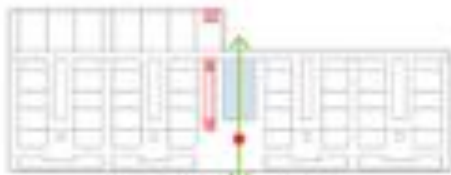
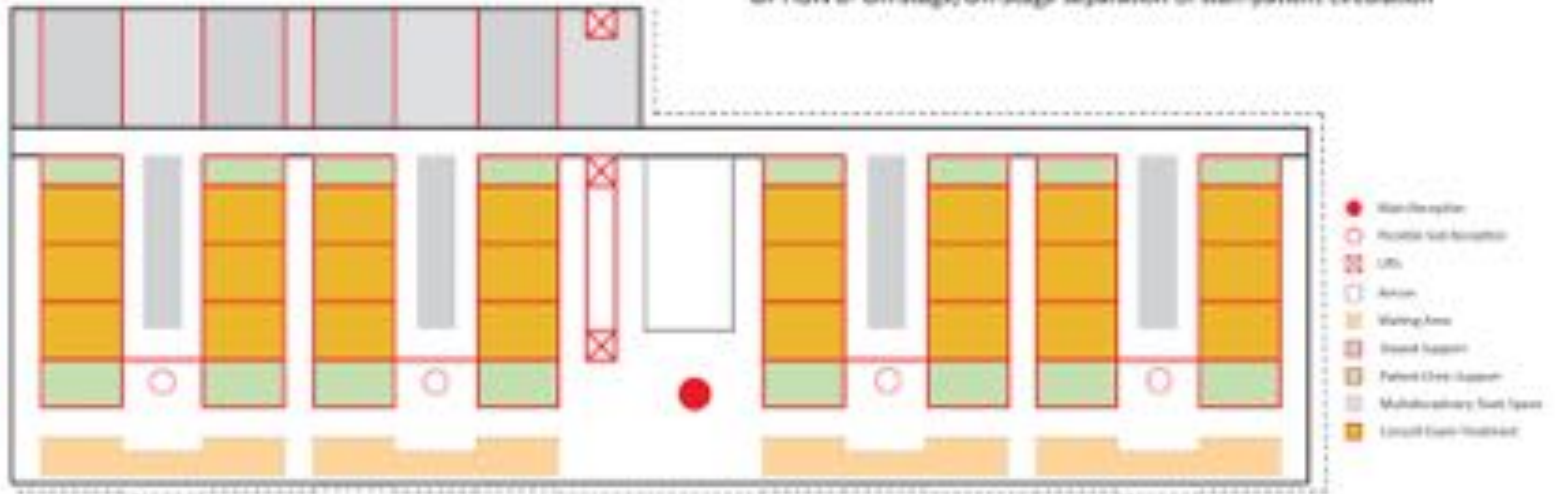


**CORE CLINICAL SPACE**



CLUSTER ANALYSIS A - Proposal option developed for Phase 5. Staff work "hub" with separation of staff and patient circulation.

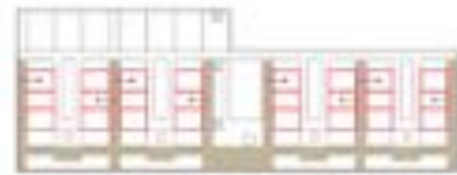
OPTION B - On-Stage/Off-Stage separation of staff-patient circulation



Main Reception and Lifts



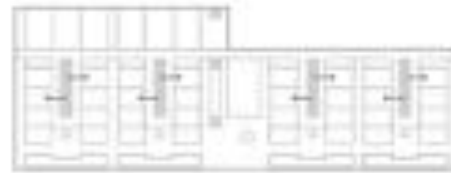
Patient Care Support, Waiting Areas and Possible Staff Reception



Patient Care Consult/Exam/Treatment



Shared Support



Multidisciplinary Team Space



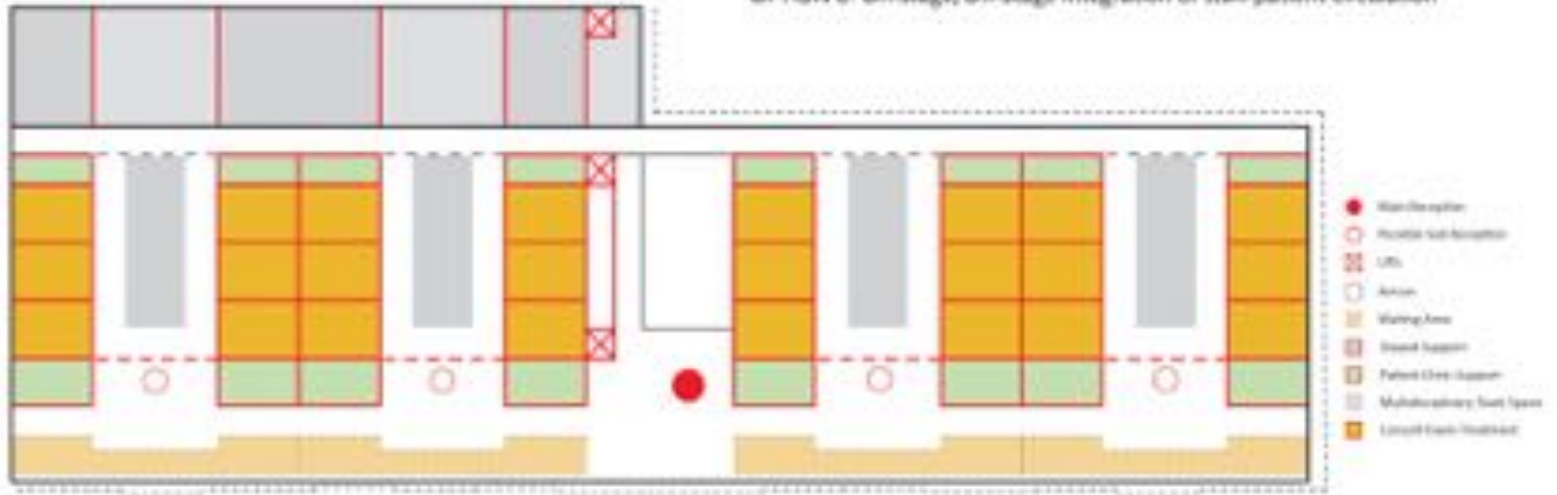
Staff Access Consult/Exam/Treatment Rooms

GENERIC CONCEPT PLAN - OPTION B - S&A Analysis for Phase 5



CLUSTER ANALYSIS B - Proposal option developed for Phase 5. Staff work "hub" with integration of staff and patient circulation.

OPTION C - On-Stage/Off-Stage Integration of staff-patient circulation



Vertical Main Reception and Lifts



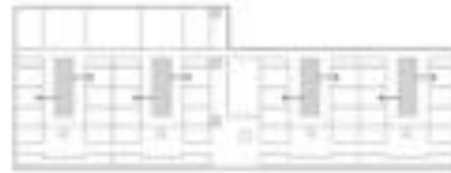
Clinical Patient Support, Waiting Areas and Possible Staff Reception



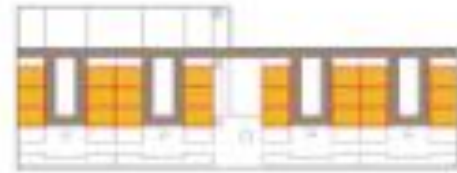
Patient Access Consult/Exam/Treatment



Shared Support

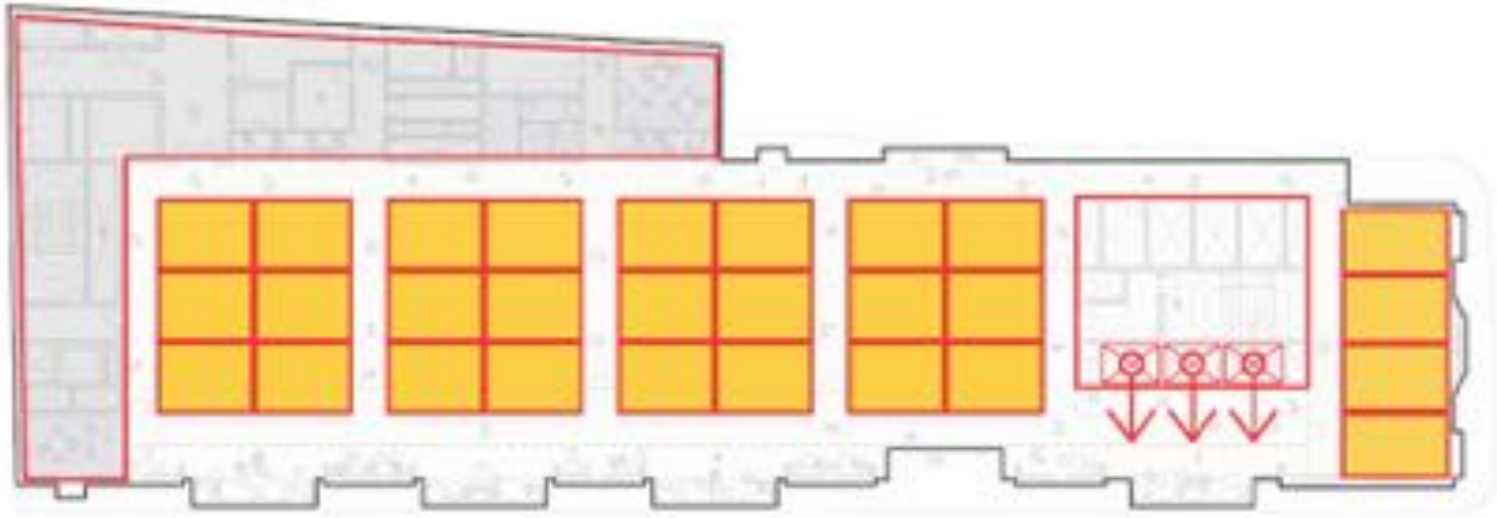


Multidisciplinary Team Space

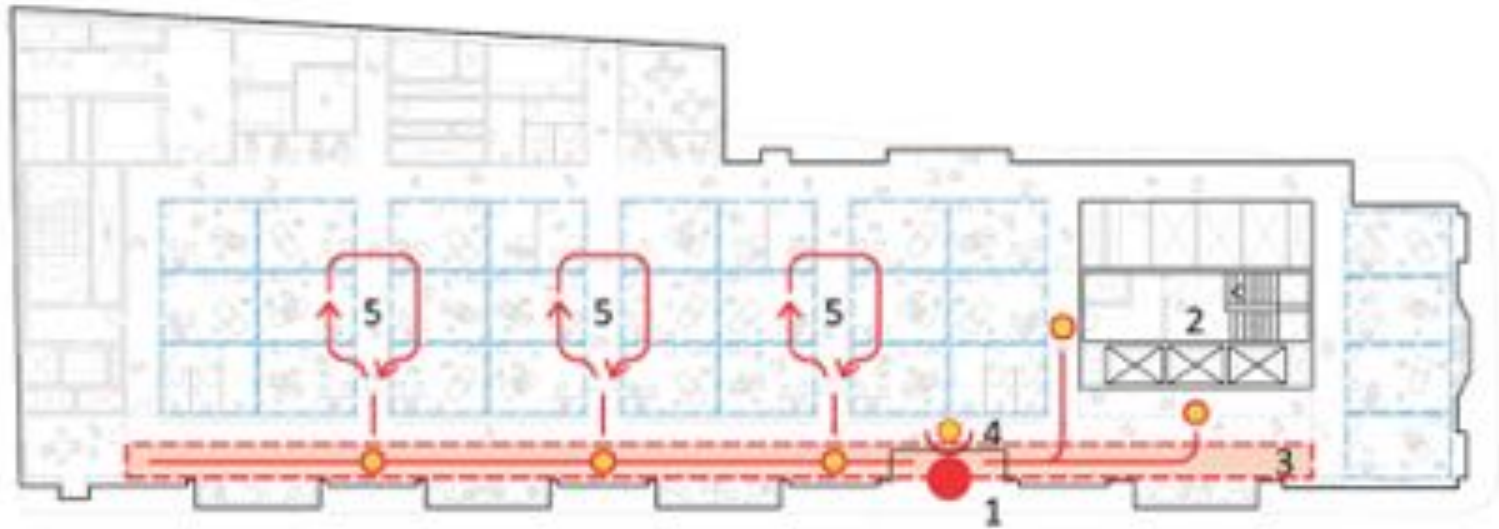


Staff Access Consult/Exam/Treatment Rooms

GENERIC CONCEPT PLAN - OPTION C - SBA Analysis for Phase 5

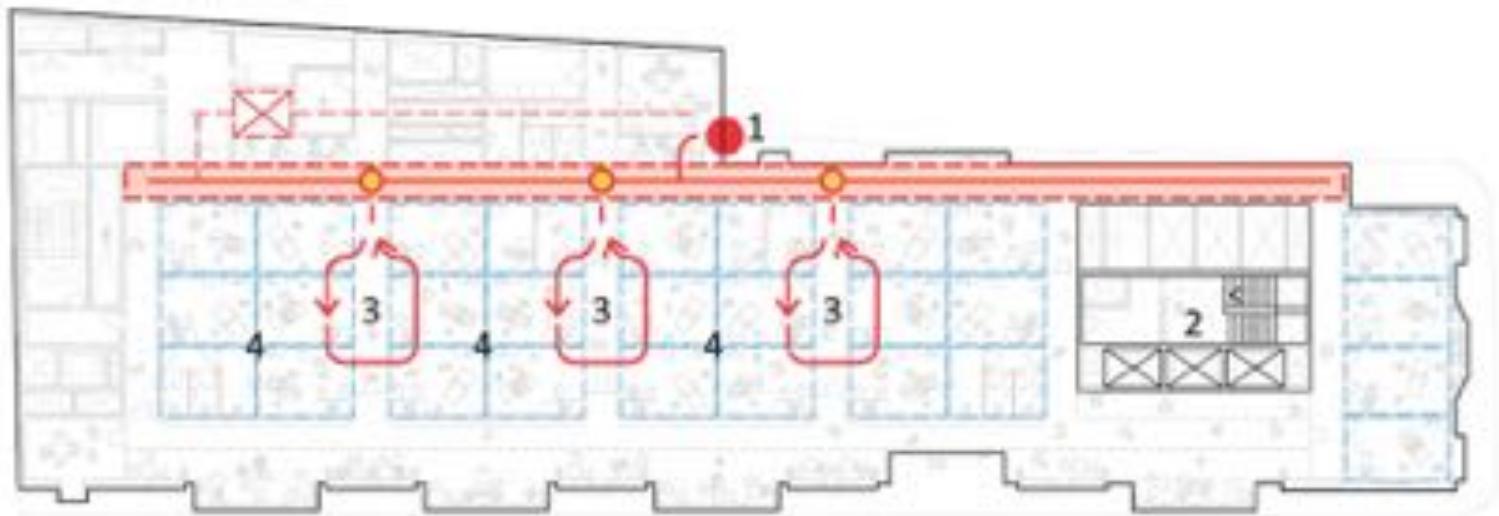


**CONSULT AND EXAMINATION**



- 1 ENTRANCE / DROP OFF POINT ALONG HUNTLEY STREET
- 2 PRIMARY CORE WITH CENTRALISED RECEPTION
- 3 WAITING AREA
- 4 CLINICAL RECEPTION
- 5 CONSULTANT / EXAMINATION / DIAGNOSTIC ROOMS

**THE JOURNEY**  
**THE PATIENT VISITOR EXPERIENCE**



- 1 ENTRANCE ALONG SHROPSHIRE PLACE AND QUEEN'S YARD
- 2 PRIMARY CORE WITH CENTRALISED RECEPTION
- 3 HOT DESK / OFFICE
- 4 CONSULTANT / EXAMINATION / DIAGNOSTIC ROOMS
- POTENTIAL ROUTE FROM SIDE LIFT

## THE STAFF EXPERIENCE



# Options Summary

SACU - PHASE 5  
 OPTION SUMMARY - 05.03.2024  
 SHEET 2

| OPTION                              | Option 1  | Option 2   | Option 3   | Option 4   | Option 5   | Option 6  |
|-------------------------------------|---|--|--|--|--|---|
| OPTION NAME                         | Option 1 proposes to extend the below ground floor basement to the boundary line. | Option 2 proposes to extend the below ground floor basement proposed to the centre line of Hurdley Street. | Option 3 proposes to extend the below ground floor basement proposed to the edge of the existing Valet along Hurdley Street. | Option 4 proposes to extend the below ground floor basement proposed to the centre of Shopping Pass. | Option 5 proposes to add another full basement of Clinical accommodation below ground within the footprint of the site boundary. | Option 6 proposes to extend the below ground basement to the edge of the existing Valet along Hurdley Street and to add another basement of Clinical accommodation. |
| SECTION                             |   |  |  |  |  |   |
| NUMBER OF STOREYS ABOVE GROUND      | 6   | 6  | 6  | 6  | 6  | 6   |
| NUMBER OF STOREYS BELOW GROUND      | 1   | 1  | 1  | 1  | 1  | 1   |
| NET GROSS AREA (M <sup>2</sup> )    | 20,705 M <sup>2</sup>   | 12,352 M <sup>2</sup>  | 11,505 M <sup>2</sup>  | 12,175 M <sup>2</sup>  | 18,340 M <sup>2</sup>  | 18,175 M <sup>2</sup>   |
| NET GROSS AREA (M <sup>2</sup> )    | 9,620 M <sup>2</sup>  | 10,908 M <sup>2</sup>  | 10,140 M <sup>2</sup>  | 10,815 M <sup>2</sup>  | 16,587 M <sup>2</sup>  | 11,511 M <sup>2</sup>   |
| PLANNING NET AREA (M <sup>2</sup> ) | 5,873 M <sup>2</sup>  | 6,387 M <sup>2</sup>   | 6,141 M <sup>2</sup>   | 6,340 M <sup>2</sup>   | 6,323 M <sup>2</sup>   | 7,048 M <sup>2</sup>  |
| NET GROSS AREA (M <sup>2</sup> )    | 4,373 M <sup>2</sup>  | 4,700 M <sup>2</sup>   | 4,518 M <sup>2</sup>   | 4,717 M <sup>2</sup>   | 4,723 M <sup>2</sup>   | 5,377 M <sup>2</sup>  |
| TOTAL GROSS AREA (M <sup>2</sup> )  |   |  |  |  |  |   |
| 5,154 m <sup>2</sup>                |   |  |  |  |  |   |
| NET GROSS AREA (M <sup>2</sup> )    | - 781 M <sup>2</sup>  | - 454 M <sup>2</sup>   | - 636 M <sup>2</sup>   | - 437 M <sup>2</sup>   | - 431 M <sup>2</sup>   | + 223 M <sup>2</sup>  |
| Planning Risk                       |   |  |  |  |  |   |
| Clinical Fit                        |   |  |  |  |  |   |
| Cost - £ m                          | 93.33 m   | 110.86 m   | 101.95 m   | NOT COSTED   | 103.24 m   | 112.53 m  |
| TOTAL COST (EST.)                   |   |  |  |  |  |   |
| 131                                 |   |  |  |  |  |   |
| TOTAL GROSS AREA                    | 86 EST.   | 107 EST.   | 88 EST.  | 88 EST.  | 104 EST.   | 115 EST.  |

\* Area based on drawings by SH provided on 04th September 2024  
 SH reserves the right to amend drawings through the design process.

Room Cells 12,5 m2



Room Cells 20 m2



Cluster Flexibility

- Consult-Exam Room
- Toilet
- Consult
- Store
- Waiting Area
- Team Space

Room Cells 16 m2



Open Bay Cluster



# How can we achieve more clinical rooms?

Following OBC, the draft SoA was reviewed and tested with the user groups and amendments were made to both functional content and room sizes. After two rounds of meetings, version 3.0 of the SoA was issued to the design team as the “baseline” for the 1:200 designs.

**A review of the SoA was undertaken.  
Alternatives considered / adopted:**

- Reducing room sizes from 16sq m to 14.8 m<sup>2</sup>
- Adjusting capacity from 85% to 90% utilisation
- Increase number of open plan dental bays
- Reduce plant resilience (generator, chillers, sprinklers)



**BRIEF**

- C/E-H&B Paediatrics - 19 total
- 4 AVR
- 9 C/E rooms
- 3 DPH rooms
- 1 Treatment room
- Dental Paediatrics - 10 total
- 8 Treatment bays
- 2 Treatment rooms

**TOTAL: 29**

**AS DRAWN**

- C/E-H&B Paediatrics - 19 total
- 4 AVR
- 9 C/E rooms
- 3 DPH rooms
- 1 Treatment room
- Dental Paediatrics - 10 total
- 8 Treatment bays
- 2 Treatment rooms

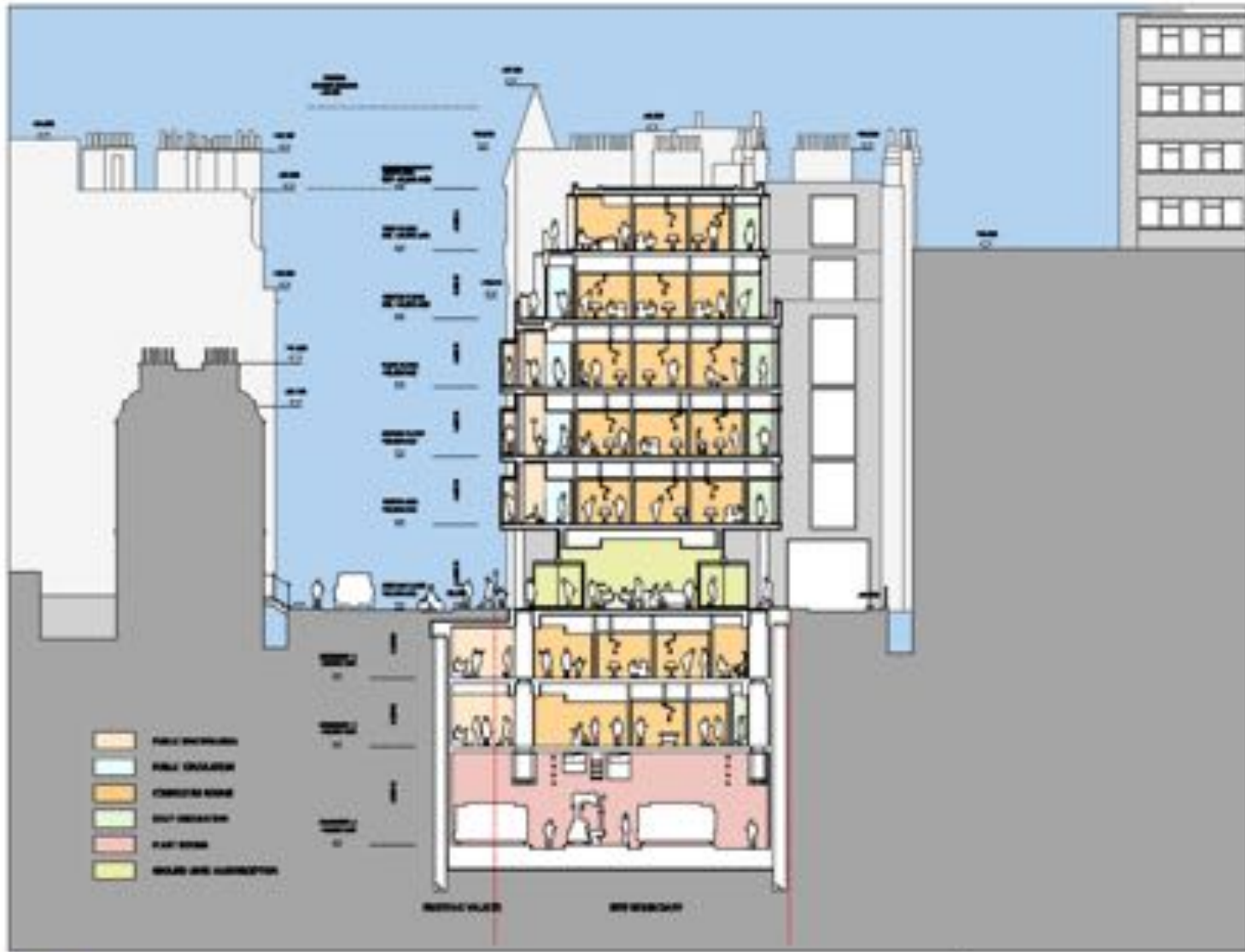
**TOTAL: 29**

**Legend**

- Active
- C/E-H&B Paediatrics
- Circulation
- Communication
- Dental Paediatrics
- Shared Accommodation
- Waiting

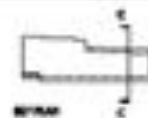
Level 2

|        |   |
|--------|---|
| Ground | Reception, Café, Education                  |
| First  | Adult C/E, Dental Imaging                   |
| Second | Paediatric C/E Dental/RNTNE, Treatment      |
| Third  | Adult Dental Treatment                      |
| Fourth | Adult Dental Treatment                      |
| Fifth  | Adult C/E RNTNE                             |
| B1     | Adult / Paediatric Procedure Rooms (Suites) |
| B2     | Adult C/E, Diagnostic Imaging               |
| B3     | Support Services, RM, Plant                 |



PHASE 5  
CROSS SECTION C - C  
SHEET\_05A\_04\_000

OPTION B - FOUR BASEMENTS WITHIN THE SITE EXTENDING TO THE VAULTS



0 1 2 3 4 5 6 7 8 9 10 M













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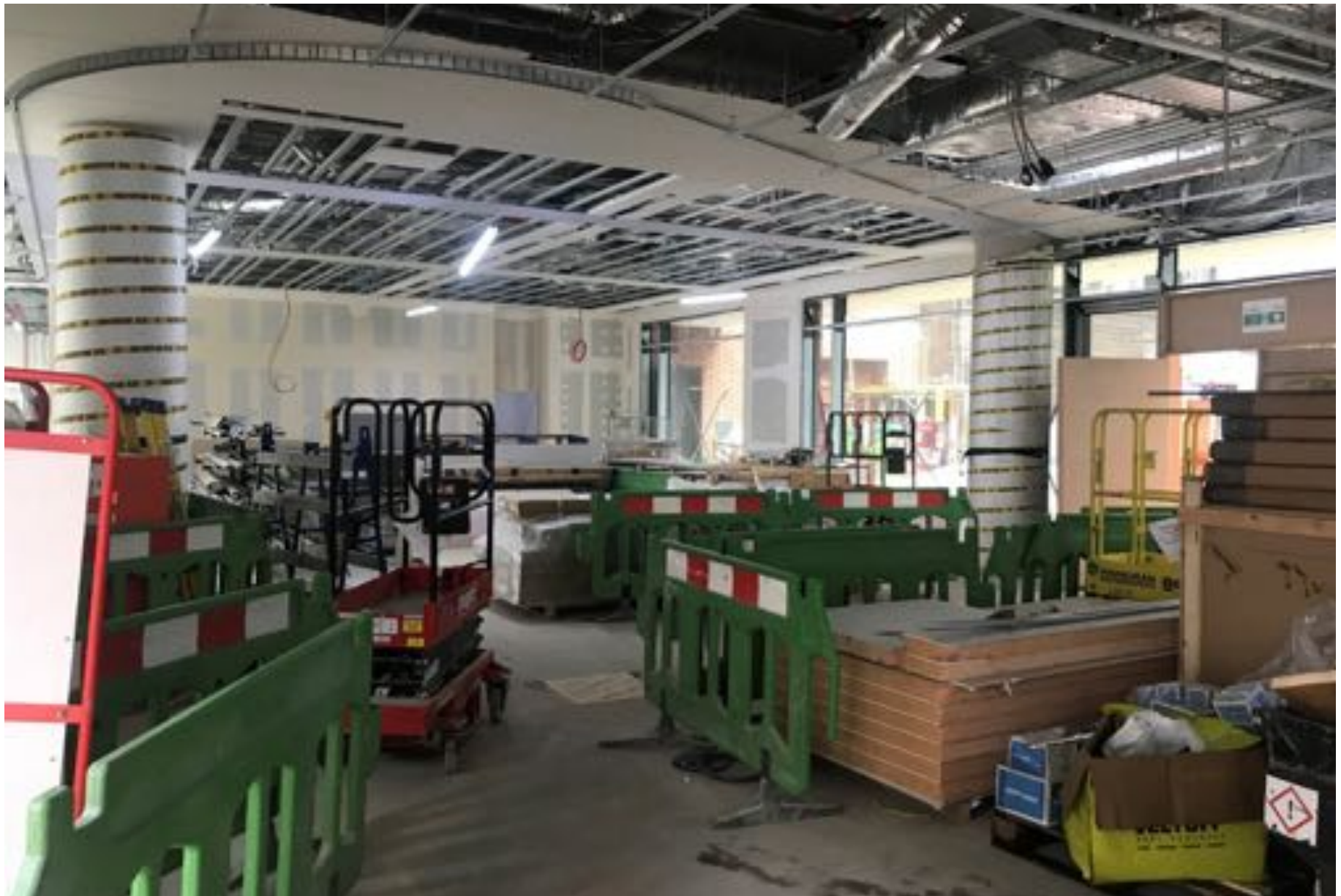
Thank you for your  
support and

UCY

UCY































# Thank You

## UCLH Phase 5

Client: Capital Investment Directive

PM: Riley Construction

Architect: Steffian Bradley Architects

Arch Façade Consult: Pilbrow & Partners

Cost: Sweet Group

Services: Arup

Structural: Clarke Nicholls Marcel

Health Planner: EC Harris & Trust

Builder: Mace