

**ALLFORD
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MORRIS**

North London Hospice

**Information
Pack**



For further information and images please contact

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North London Hospice

The North London Hospice provides a new uplifting base for the North London Hospice charity that incorporates a range of new services and encourages patients to drop-in for a chat, join in creative therapies, undergo treatments or simply relieve their carers.

Completed in May 2012, the building fulfils the aspiration to increase the provision of palliative care in Enfield in a contemporary, beautiful and non-clinical environment. At the heart of the building are daycare and dining spaces which lead onto a south facing courtyard designed in collaboration with BBUK Landscape.

Sector :	Healthcare
Location :	London, UK
Address :	North London Hospice, 110 Barrowell Green, London, N21 3AY
Client :	North London Hospice
Value :	£1.8m
Start :	September 2009
Completion :	May 2012
Contract Type :	JCT SBC05 Rev 2 (without quantities)

Key Dates

March 2010:	Planning granted
March 2011:	Start on site
May 2012	Practical completion

Areas

Gross Internal :	8072 ft ² 750 m ²
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Project Team

Client :	North London Hospice
Client Representative :	Procore Project Solutions Ltd
Architect :	Allford Hall Monaghan Morris
Main Contractor :	Pavehall Plc
Landscape Architect :	BB UK
Quantity Surveyor :	Equals Cost Consultancy
Structural/Civil Engineer :	Elliott Wood Partnership LLP
Services Engineer :	Atelier Ten
CDM Coordinator :	Total CDM
Landscape Contractor :	Gavin Jones Group
Acoustic Consultant :	Paul Gillieron Acoustic Design
Ecological Consultant :	John Wenman Ecological Consultancy LLP
Highways/Traffic Consultants:	JMP Consultants
Approved Inspector:	Guy Shattock Associates

Allford Hall Monaghan Morris Team Members

Paul Monaghan, Susi Le Good, Ana Sá, Ben Leach, Peter Mayhew, Simon Allford, Jonathan Hall, Peter Morris, Michael Taylor, Paul Jenkins, Morna Robertson and Amy Seymour

Project Description

Project Summary

Designed to be 'a big version of someone's house' to instil a domestic sense of well-being, North London Hospice offers specialist palliative care to patients with life-limiting illnesses. Set on a prominent corner in a quiet residential area of north London, the massing of this brick building is broken down into two north facing gables with circulation interleaved between. A single-storey multi-pitched extension at the rear completes the L-shaped plan and frames a south-facing private courtyard for the enjoyment of patients. Conceived from both the inside-out and the outside-in, the expansive windows set around a simple palette of brick and timber, ensure a series of light and airy spaces that are well-connected – both physically and visually – with their external environment

Client & Brief

Over the past 20 years the North London Hospice Charity has provided care and support services for outpatients from Barnet, Haringey and Enfield from an established inpatient unit in Finchley. In 2009 the Charity approached Allford Hall Monaghan Morris with an aspiration to increase the provision of palliative care in the community by building a new purpose-built facility offering clinical and day care activities. Over the course of three years the client, architect, design team and user group developed a brief and building to meet patient needs in a non-clinical environment.

Before the charity opened this new day centre, all services were delivered out of its facility in Finchley. Responding to a significant increase in demand, the new centre triples the charity's capacity to serve up to 300 of the 800 people per month diagnosed with a life-limiting illness in North London. Patients and their carers are encouraged to drop-in for a chat, join in creative therapies or undergo treatments.

Completed in May 2012, following a 16 month construction period, the new building raises the profile of the charity. It acts as a base for the delivery of new services and encourages patients to drop-in for a chat, join in creative therapies, undergo treatments or simply provide relief for their carers. All these services are provided free of charge. The building itself was 40% funded through a Department of Health grant, and the remaining funding is derived from charitable donations. The on-going economic recession has had a negative impact on the total amount of charitable giving and therefore, throughout both the design and construction phases, it was vital that the project value did not exceed that of £2m.

Context

The site chosen housed a disused NHS health clinic, formerly known as The Laurels on a prominent corner opposite a large green space in a suburban area of Enfield, North London. In recent years the building had fallen into disrepair, was derelict, and subject to occupation by squatters. Neighbours, local residents and planners welcomed the demolition and subsequent erection of a new building.

Form

Set on a prominent corner in a quiet residential area of north London, the massing of this brick building is broken down into two north facing gables with circulation interleaved between. A single-storey multi-pitched extension at the rear completes the L-shaped plan and frames a south-facing private courtyard for the enjoyment of patients. Conceived from both the inside-out and the outside-in, the expansive windows set around a simple palette of brick and timber, ensure a series of light and airy spaces that are well-connected – both physically and visually – with their external environment.

An 'open house'

A generous porte-cochère receives visitors into a meet-and-greet space, leading through to a large multi-purpose daycare room and open plan kitchen and café area. Smaller rooms for creative therapies, a rest room, sluice and a hairdresser support the key ground floor spaces whilst the first floor houses clinical, interview and teaching activities. The pitched attic spaces at second floor house offices and a staff room, which also enjoys a recessed balcony lined with a GRP brick soffit.

One of the driving design principles was the desire to offer patients views and access to the north and south courtyards. Large expanses of full-height glazing at ground level open out onto gardens whilst balconies at first and second floor offer external amenity space to staff. In addition, the brick work is drawn into key internal spaces such as the entrance, kitchen and daycare rooms to emphasise connectivity between inside and out with the added benefit that the roughness of the brickwork provides acoustic absorption.

Materials & Method of Construction

This is a steel frame building, clad in brick with a large insulated cavity that allows the building to achieve U-values that exceed building regulation requirements and help fulfil the Charity's sustainable agenda. All steel and pipework is concealed within the cavity, with brick slip access panels located externally at lower levels thus maintaining clean façades.

The exact location, size and detailing of each window was carefully considered to maximise light, natural ventilation and frame views. In several instances brick reveals, sills and adhesively bound head bricks have been deployed to make the windows appear 'frameless' and enhance connectivity.

It was important to client and architect that the building feels airy and instil a domestic sense of wellbeing so as to avoid any negative institutional connotations. The use of brick, timber floors, slim window profiles and mute colours all contribute to an honest and gentle environment for patients and carers.

The acoustic performance of the rooms was a key consideration for hearing impaired visitors, and highly absorbent, very fine textured plaster and brick were selected to reduce sound. In smaller, non-clinical rooms, such as interview rooms where bereavement counselling might take place, soft furnishings and carpets have been specified to

absorb sound and create a more private and cosy environment. In these rooms, free standing lamps and dimmable lighting help create a non-intrusive environment for patients and families. Throughout the building all WCs are designed for disabled use with contrasting finishes on all doors that visually contrast with adjacent wall colours.

Inclusive Design

The design and management for reduced mobility is a large component of palliative care. To reduce walking distances, a small car park has an additional entrance and exit to permit private ambulances and cars to reach the canopy and deliver patients directly to the main entrance.

Passing through the draft lobby, visitors enter a meet and greet area with sofas and a recessed information screen. A large floor to ceiling corner window immediately connects visitors to the landscape beyond. The landscaping layout and seating has been designed to allow wheelchair users to circulate in between planting beds and join fixed seating areas. The south facing courtyard is completely level and contains a series of bespoke benches, whose height, back and arm rests have been designed to suit the ergonomic needs of patients.

Sustainable Design

The client stipulated a highly energy-efficient building. This was achieved by focusing on increased air tightness, increased thermal insulation and a heat recovery system.

Background ventilation in winter is provided by a mechanical ventilation system with heat recovery. For the rest of the year, the building is designed to be naturally ventilated through openable windows. In addition, solar collectors, rainwater butts and a Ground Source Heat Pump (operating at an efficiency of up to 146%) all assist in fulfilling the Charity's green agenda.

Externally, sustainable drainage strategies have been implemented to attenuate the effects of drought and floods in the UK, especially in the South East region of the UK. The design and specification of hard surfaces and build ups within the landscape design assists the drainage of surface water in a sustainable manner. For instance, the top surface of the car park is a porous resin bound aggregate and the sub-base has a 30% void ration. The green roof over the one storey day care extension equally helps reduce ground water run-off.

Conclusion

The new North London Hospice provides a welcoming and friendly community space for users, staff, carers and local residents to come together. The simplicity of the plan and subtle palette of materials and colours help to create a building that feels domestic and familiar. The extensive use of large windows and rooflights allow light to flood the spaces and provide views to the landscape providing a sense of wellbeing and calm, and add a special dimension to this charity's new home.

Existing Site



Aerial view looking north towards Barrowell Green



Aerial view looking west along Barrowell Green



Aerial view looking east towards Barrowell Green



View of site at junction with Ash Grove - looking west

The Existing Site

The site occupies a prominent corner location and offers the opportunity for emphasis. The existing building is both taller and larger in mass than the surrounding two storey semi-detached residential properties.

In recent years the building was refurbished for use as an NHS clinic. It is currently unoccupied and intended for demolition. Unfortunately the current building layout and lack of disabled access makes use as a day care centre for the North London Hospice prohibitive.



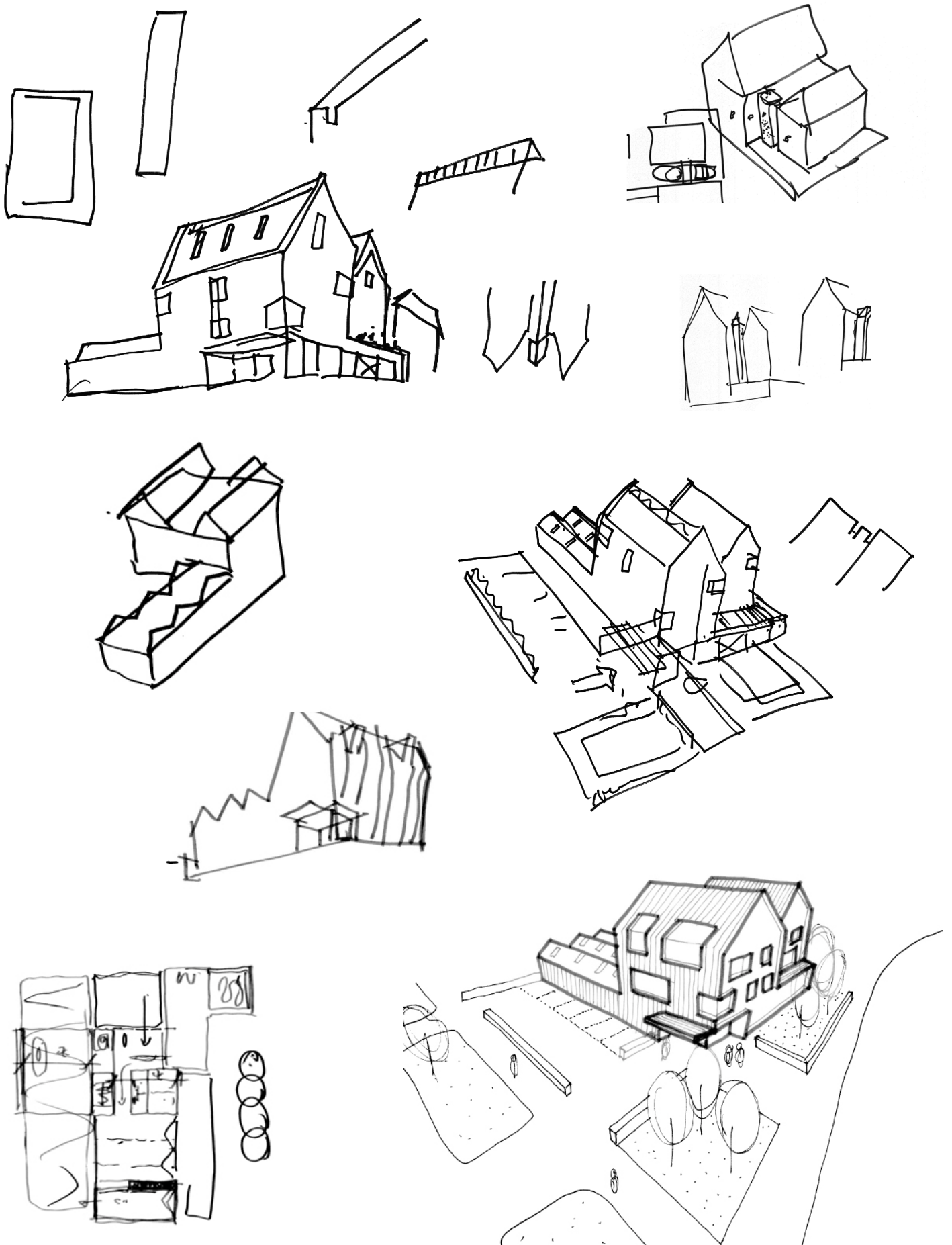
View east along Barrowell Green



Site entrance view from Ash Grove



View of the site at the junction looking west



External Views



Approach from Barrowell Green



Corner View: Ash Grove and Barrowell Green

Internal Views



Daycare room



Cafe / Dining



Overview of North London Hospice

Sustainability

The client stipulated a highly energy-efficient building. This was achieved using Passivhaus principles, primarily increased air tightness, increased thermal insulation and a heat recovery system.

This is a steel frame building, clad in brick with exceptional levels of thermal insulation to minimise heating requirements. Background ventilation in winter is provided by a mechanical ventilation system with heat recovery. For the rest of the year the building is designed to be naturally ventilated through openable windows. In addition solar collectors, rainwater butts and a Ground Source Heat Pump (operating at an efficiency of up to 146%) all assist in fulfilling the Charity's green agenda.

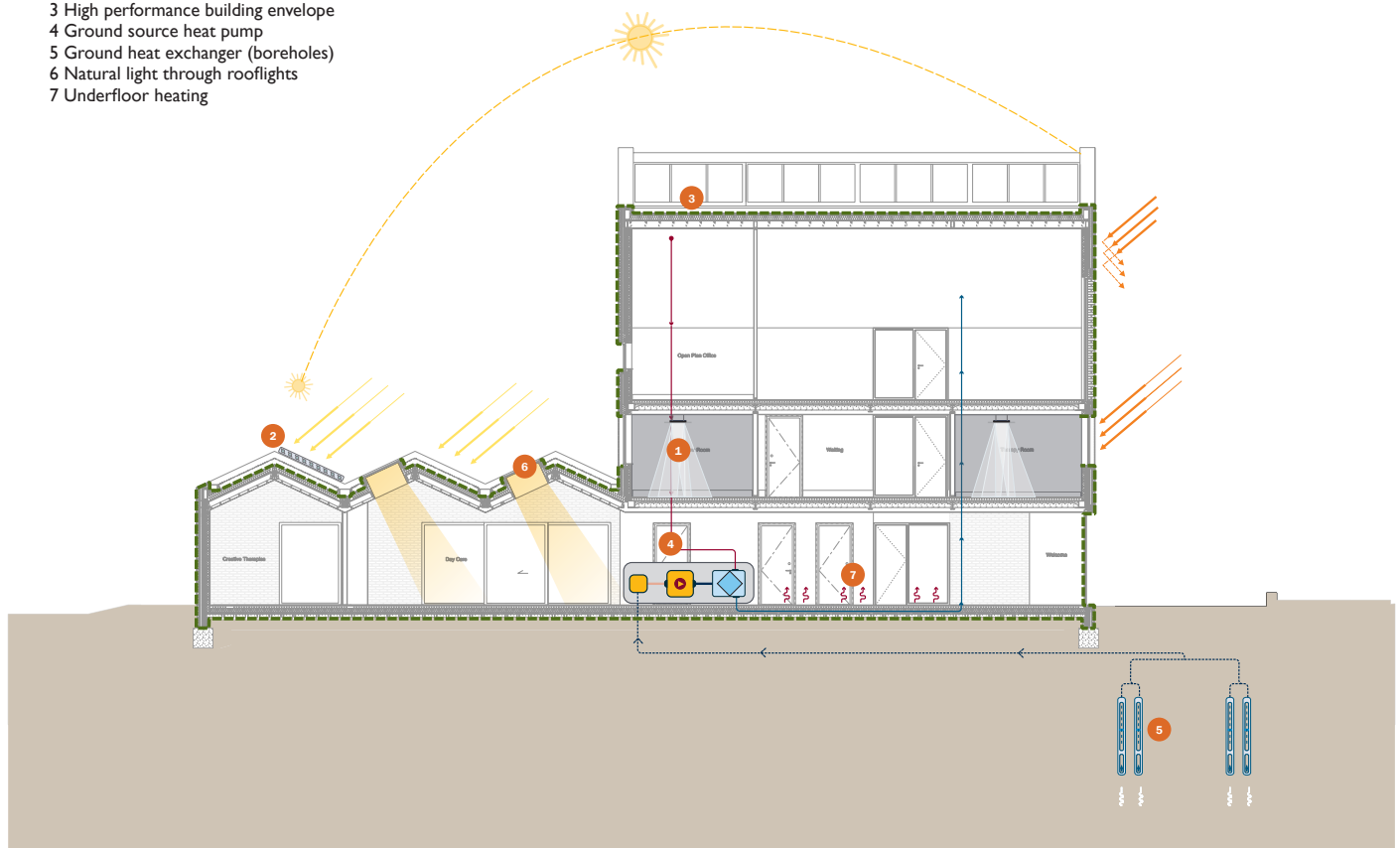
The building has been designed from inside out and outside in. The exact location, size and detailing of each window is carefully considered to maximise light, reduce solar gain to the south façade, aid natural ventilation and frame views to the surrounding green the result is a carefully proportioned whole.

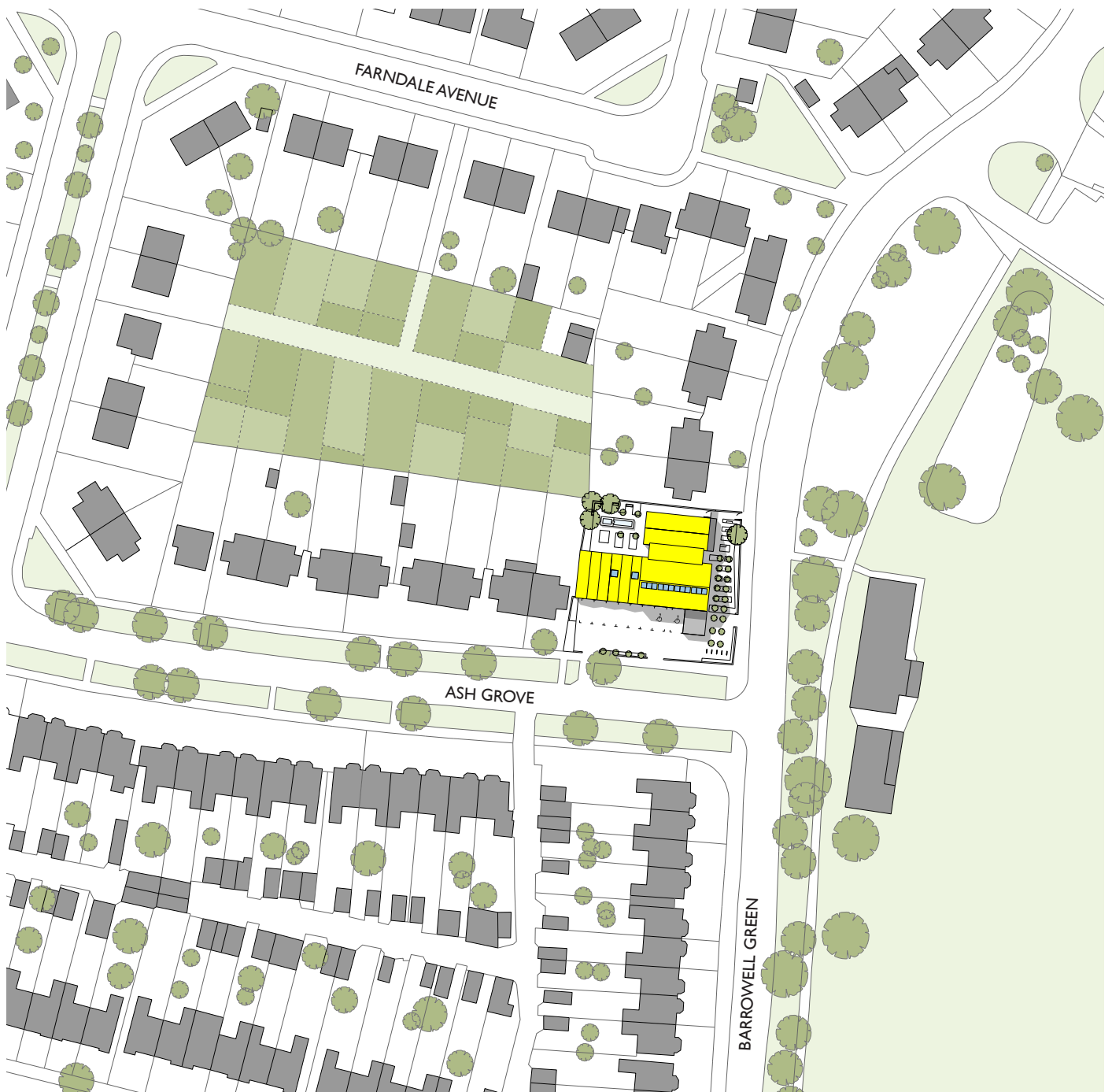
Externally, sustainable drainage strategies have been implemented to attenuate the effects of drought and floods in the UK, especially in the South East region of the UK. The design and specification of hard surfaces and build ups within the landscape design assists the drainage of surface water in a sustainable manner. For instance, the top surface of the car park is a porous resin bound aggregate and the sub-base has a 30% void ration. The green roof over the one storey day care extension equally helps reduce ground water run-off.

Internally, the second floor office and ground floor day care are 'truss-free' open plan spaces. Roof lights to the second floor office are a dramatic addition to the space and provide good natural lighting and cross-ventilation.

KEY

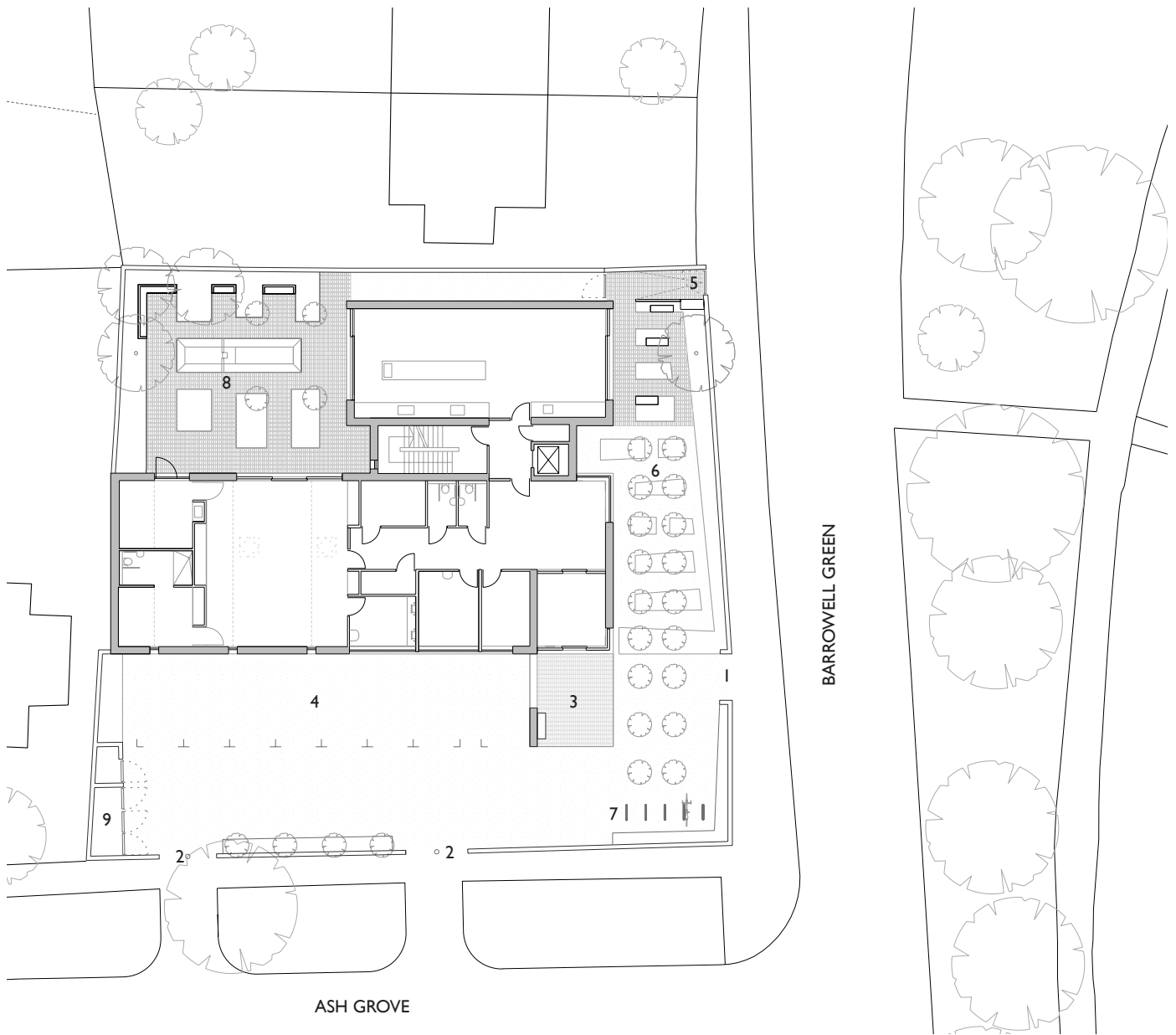
- 1 Energy efficient lighting & occupancy sensors
- 2 Solar collector for domestic hot water
- 3 High performance building envelope
- 4 Ground source heat pump
- 5 Ground heat exchanger (boreholes)
- 6 Natural light through rooflights
- 7 Underfloor heating





Location plan

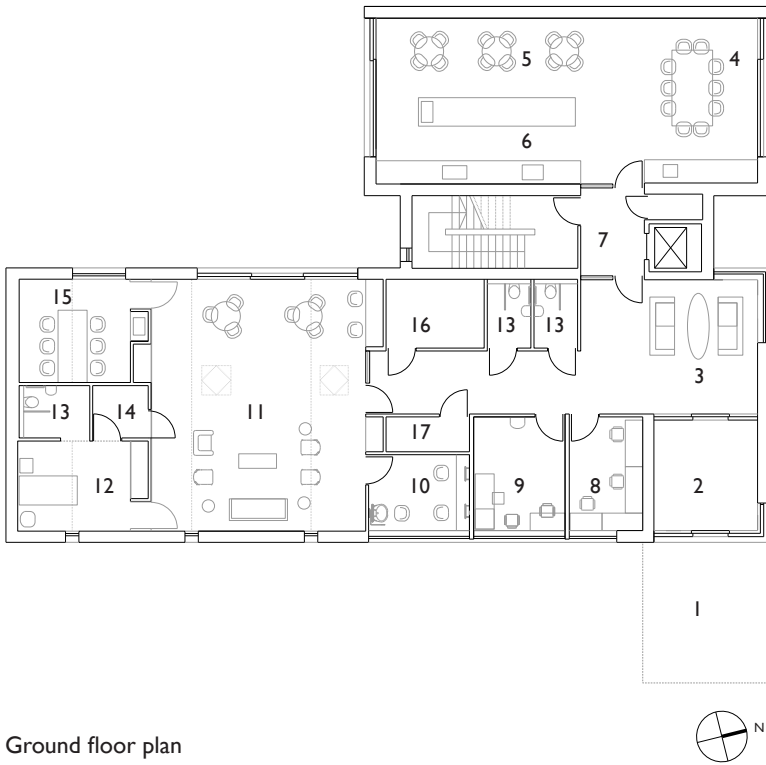




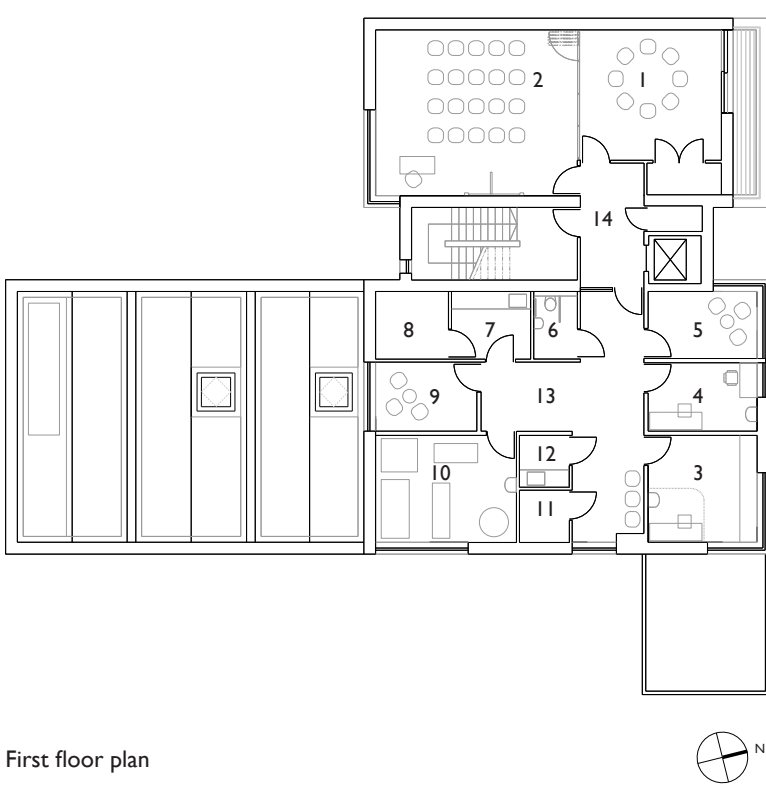
Landscape plan

KEY

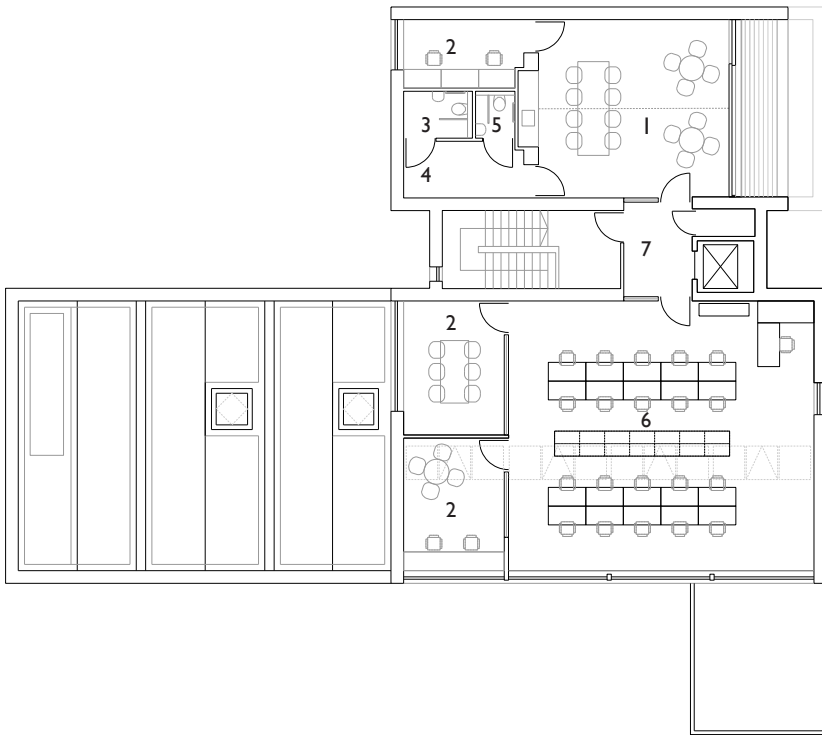
- 1 Pedestrian entrance
- 2 Vehicle access
- 3 Main entrance
- 4 Car park
- 5 Deliveries
- 6 Front Garden
- 7 Bicycle parking
- 8 Rear south-facing courtyard
- 9 Refuse & recycling



- KEY**
- 1 Drop off
 - 2 Draft lobby
 - 3 Meet and Greet space
 - 4 Cafe
 - 5 Dining
 - 6 Kitchen
 - 7 Lobby
 - 8 Facilities Manager office
 - 9 Therapy
 - 10 Hairdresser
 - 11 Daycare
 - 12 Rest room
 - 13 WC
 - 14 Sluice room
 - 15 Creative Therapies
 - 16 GHSP plant
 - 17 Electric plant



- KEY**
- 1 Meeting room
 - 2 Conference room
 - 3 Consult room
 - 4 Therapy
 - 5 Interview
 - 6 WC
 - 7 Equipment room
 - 8 Server room
 - 9 Interview room
 - 10 Physiotherapy room
 - 11 Utility room
 - 12 Cleaner store
 - 13 Corridor
 - 14 Lobby



KEY

- 1 Staff room
- 2 Bookable office
- 3 Disabled WC
- 4 WC lobby
- 5 WC
- 6 Enfield Community Team office
- 7 Lobby

Second floor plan





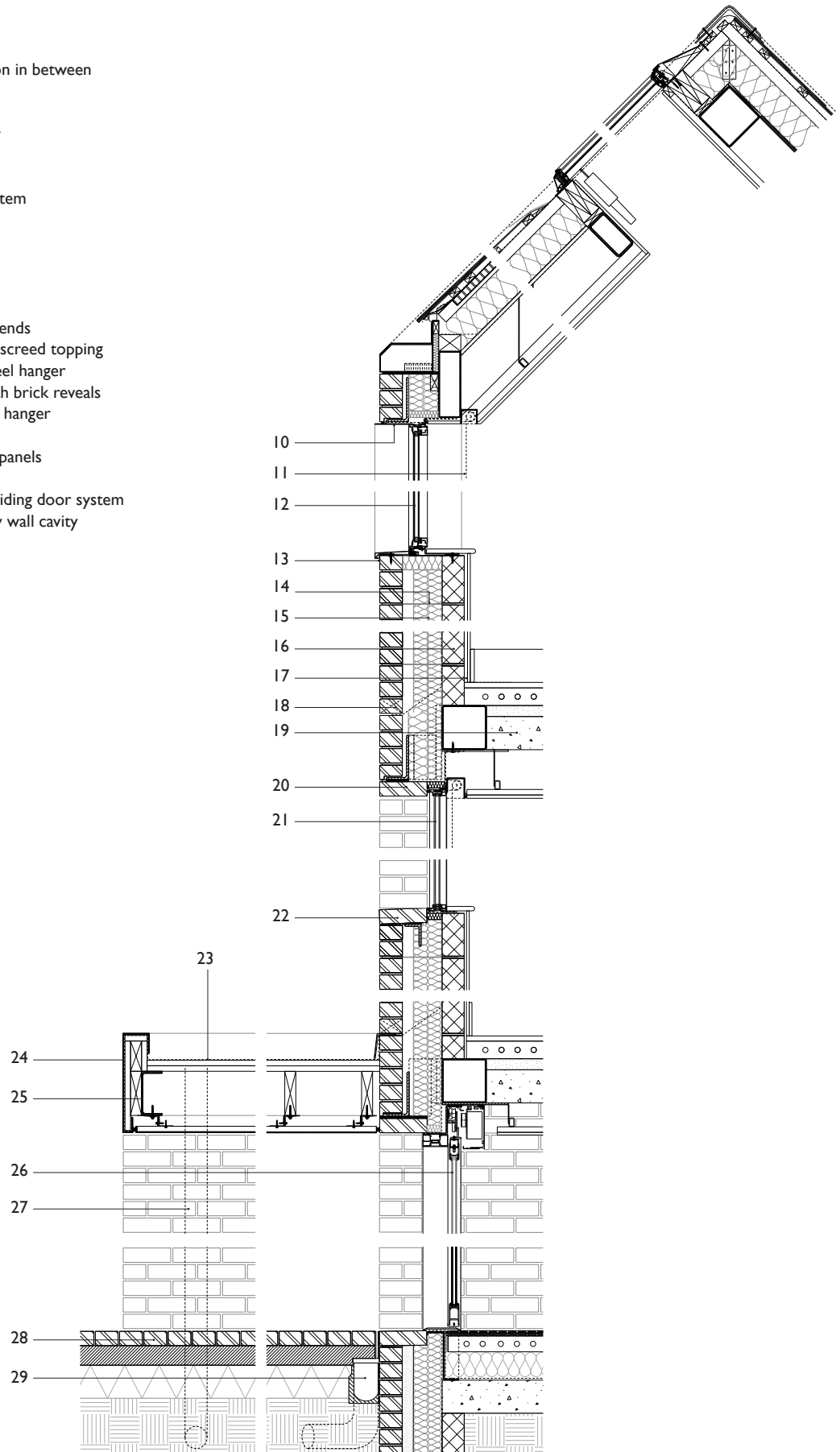
Section AA



Section BB

KEY

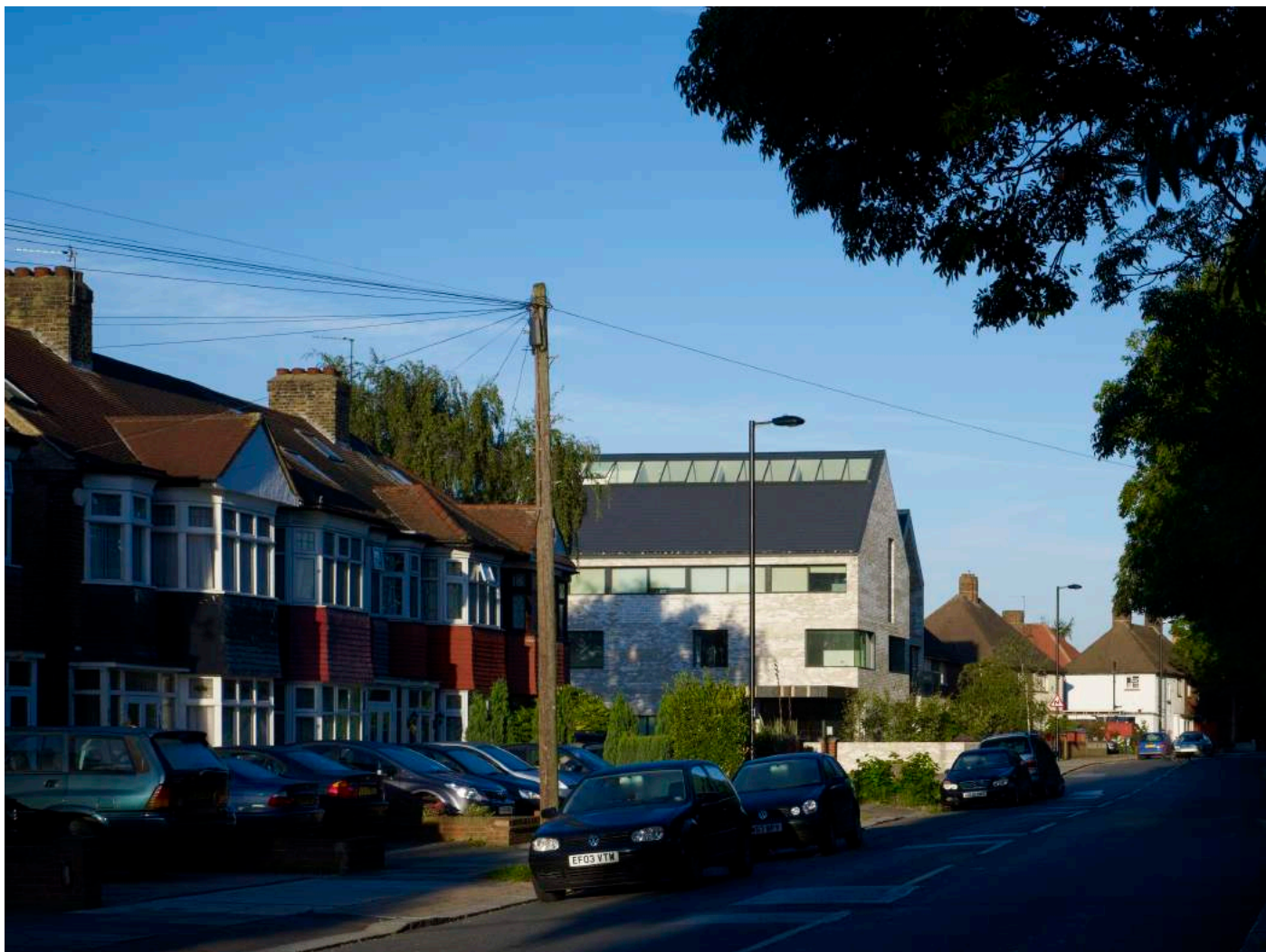
- 1 Ventilated ridge
- 2 Steel ridge beam
- 3 Openable rooflight
- 4 Tiled roof on battens
- 5 Counter battens
- 6 Timber rafters with rigid insulation in between
- 7 Suspended MF ceiling
- 8 Ventilated eaves
- 9 Concealed PPC aluminium gutter
- 10 PPC aluminium reveals
- 11 Recessed blind
- 12 Hansen Millennium Window system
- 13 Facing brick
- 14 Teplo brick tie
- 15 Cavity insulation
- 16 Internal plasterboard lining
- 17 Blockwork
- 18 DPC cavity tray with open perpend
- 19 Precast hollowcore planks with screed topping
- 20 Solid head bricks adhered to steel hanger
- 21 Hansen Millennium Window with brick reveals
- 22 Solid sill bricks adhered to steel hanger
- 23 Single-ply roofing membrane
- 24 PPC aluminium soffit and fascia panels
- 25 Steel canopy cantilever
- 26 Kawneer AA series automatic sliding door system
- 27 Concealed RWP's within canopy wall cavity
- 28 External brick pavers
- 29 Slot drain





Corner view: Ash Grove and Barrowell Green

09080_I50 © Tim Soar



Building in context: Approach from Barrowell Green

09080_I52 © Tim Soar



Primary north elevation with landscaping in the foreground

09080_149 © Tim Soar



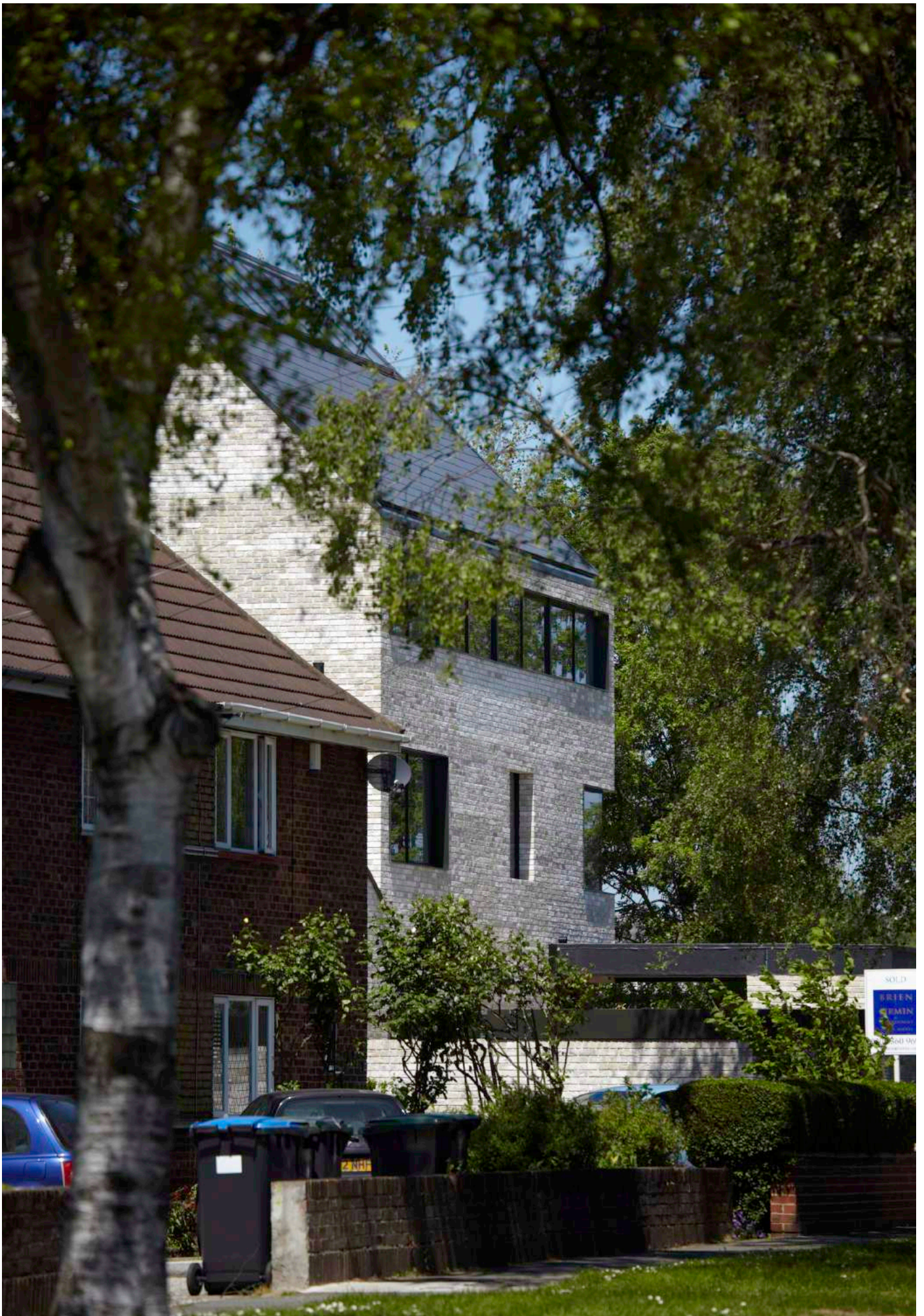
South east corner with rear cables and bin store in forefront



Approach from Barrowell Green



East elevation: Entrance to carpark and single storey daycare pitched volume beyond



Building in context: Approach from Ash Grove



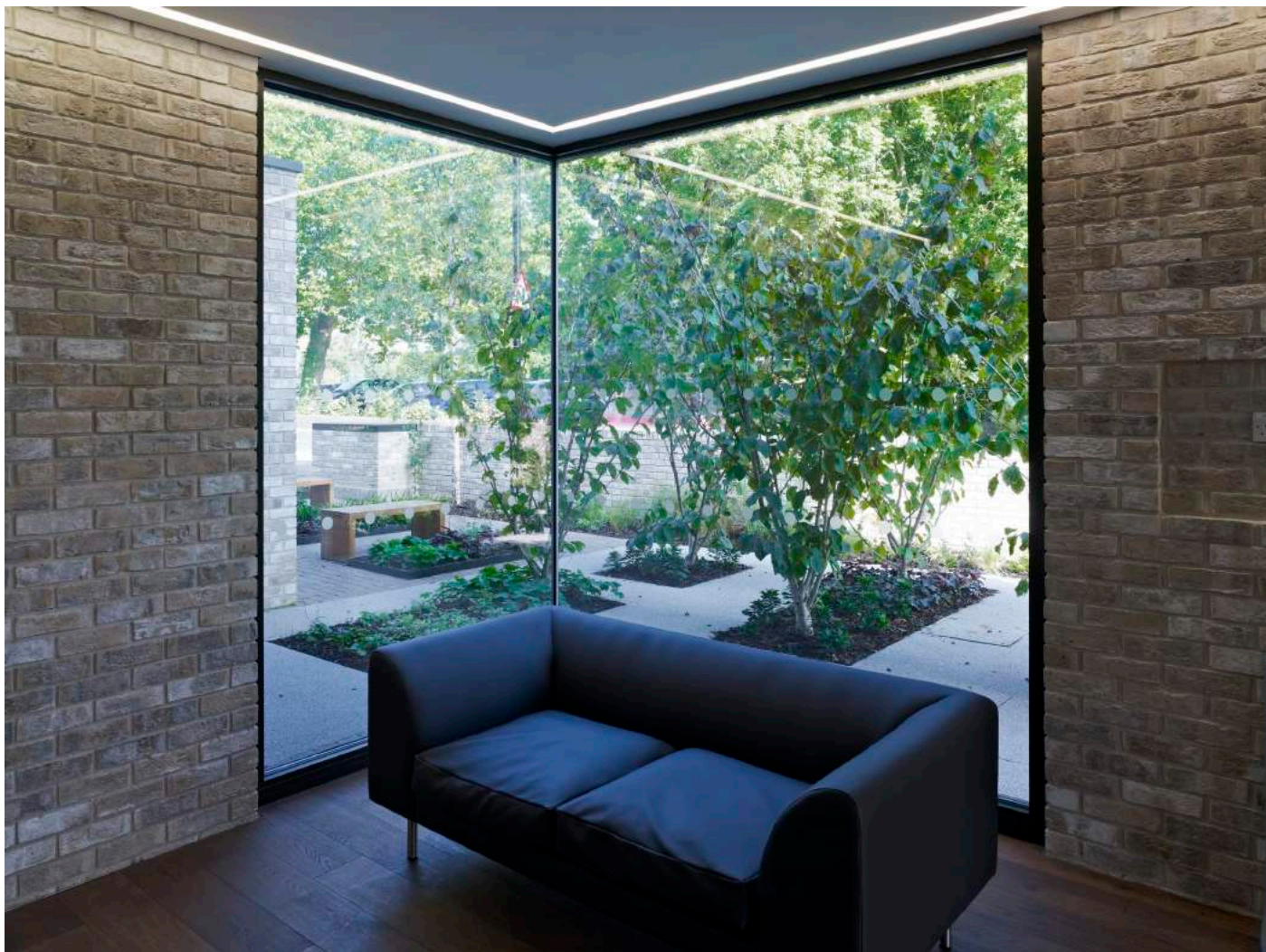
Detail view north elevation: Brick reveals and PPC window trims



External landscaping in front of the entrance to North London Hospice



External landscaping along the north elevation



Meet and greet area looking out onto garden

09080_126 © Tim Soar

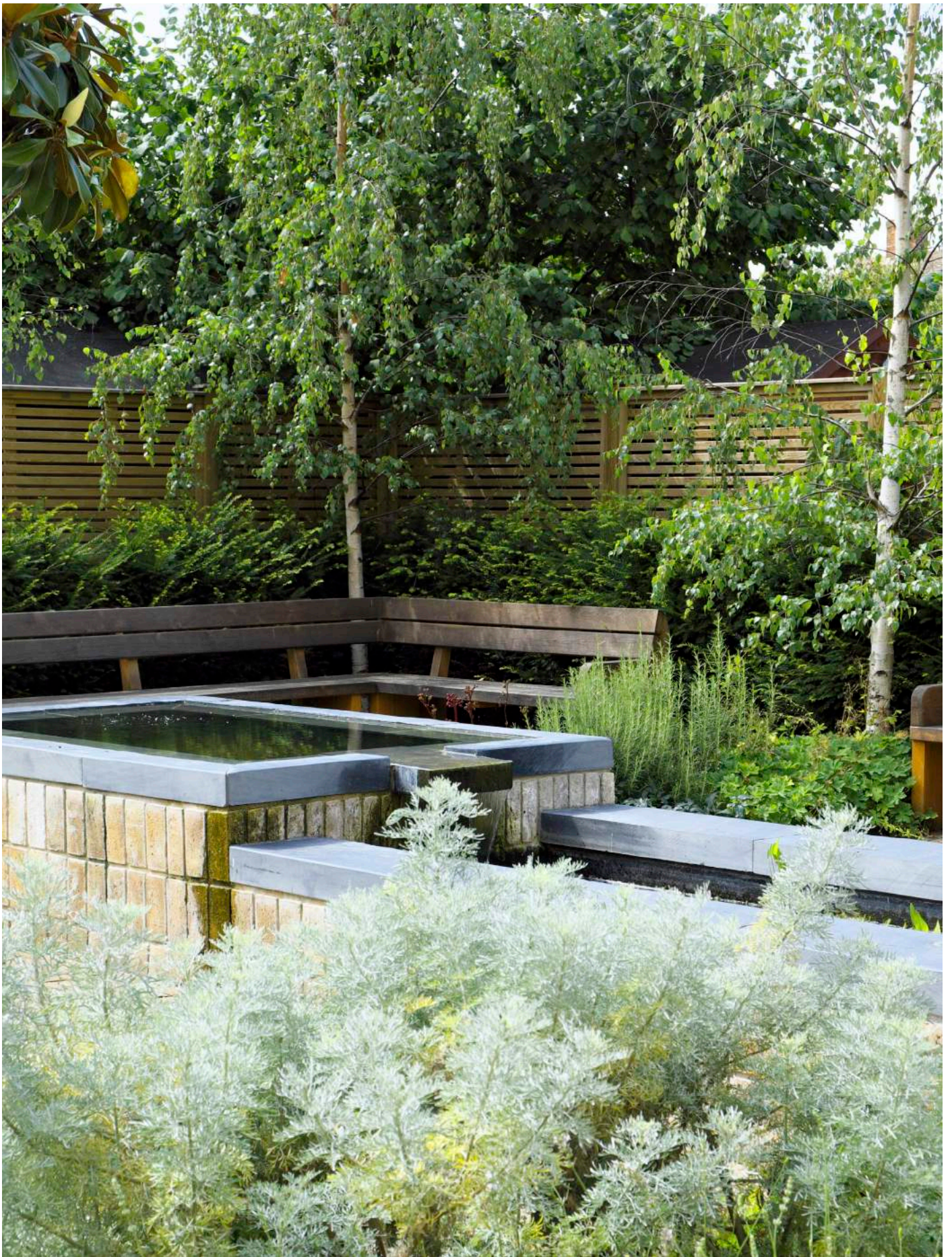


Meet and greet area adjacent to main entrance

09080_I46 © Tim Soar



View from kitchen and dining through to the south-facing patient courtyard



View of the south-facing patient courtyard



View from kitchen and dining through to the south-facing patient courtyard

09080_168 © Tim Soar

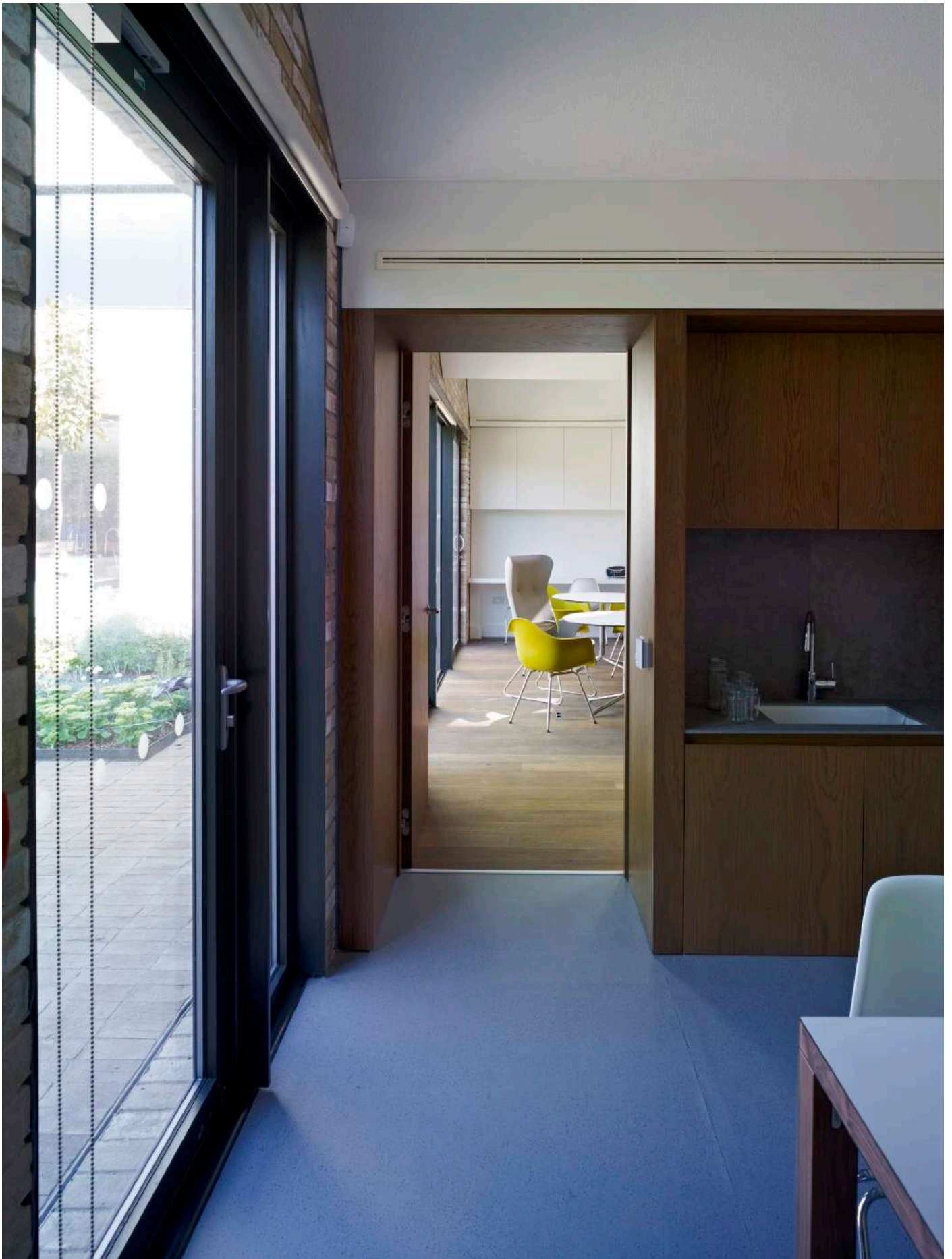


View of the south-facing patient courtyard

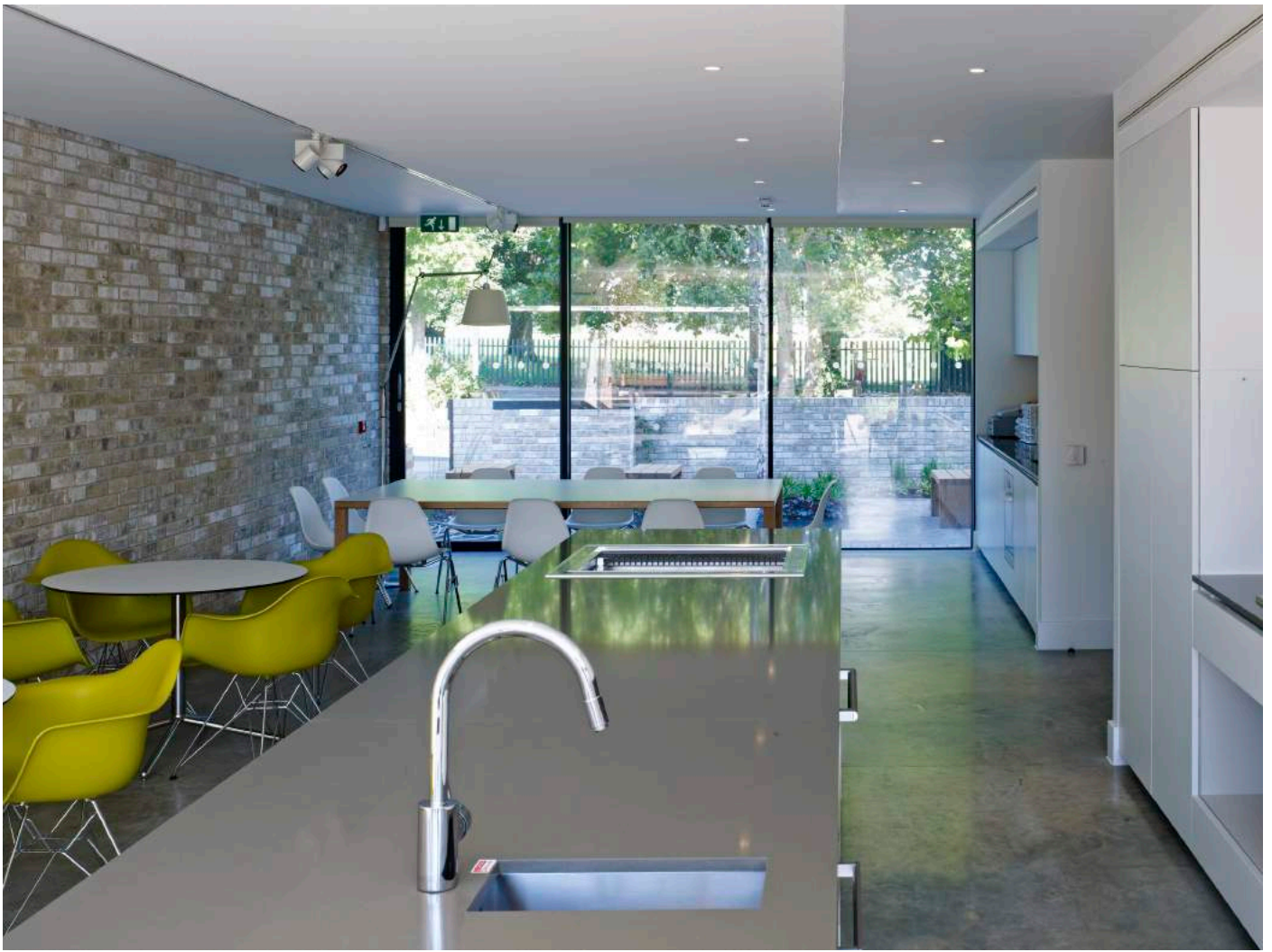
09080_163 © Tim Soar



Floor to ceiling glazing linking the dining room to south-facing patient courtyard

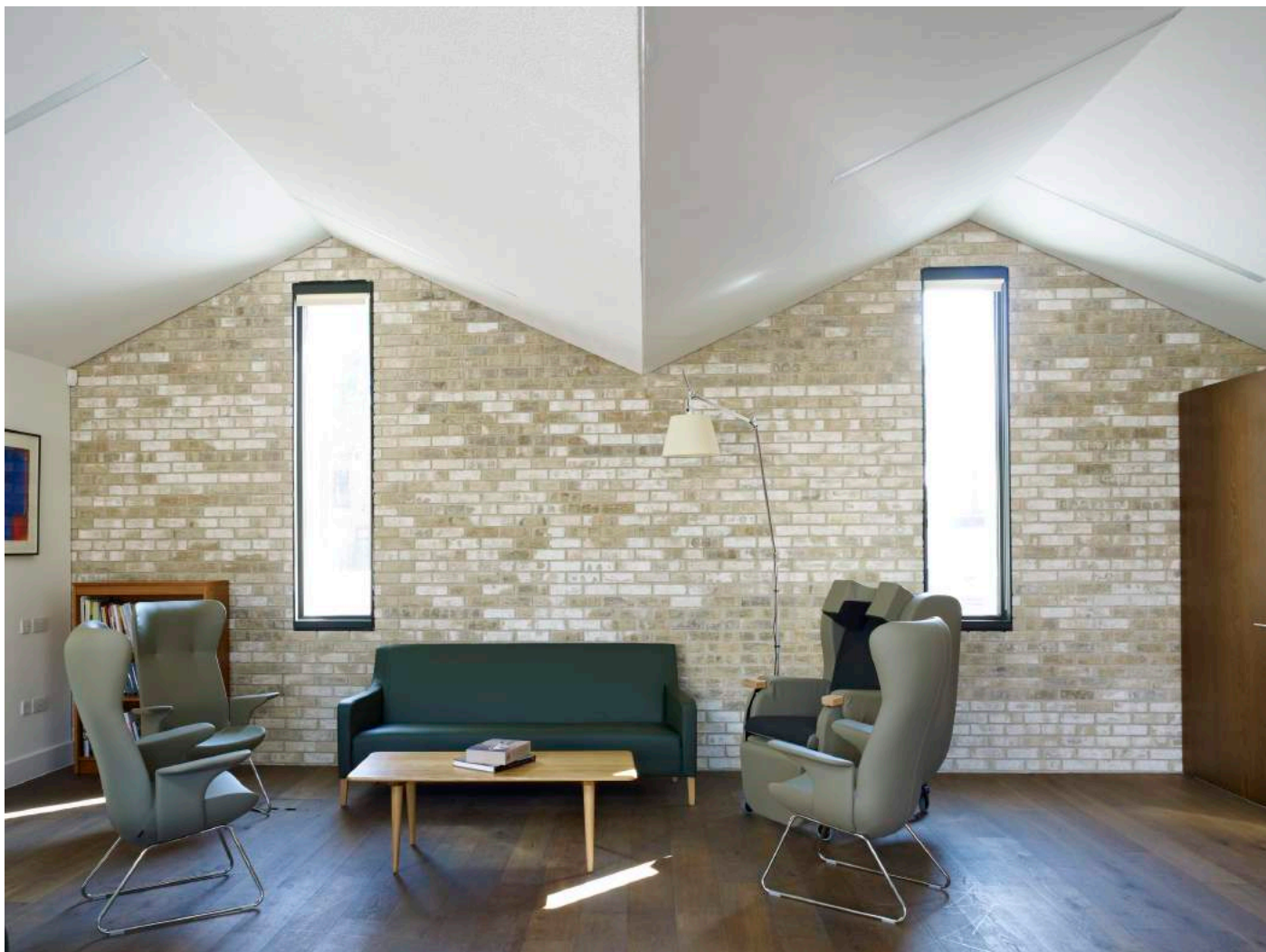


View through to daycare room

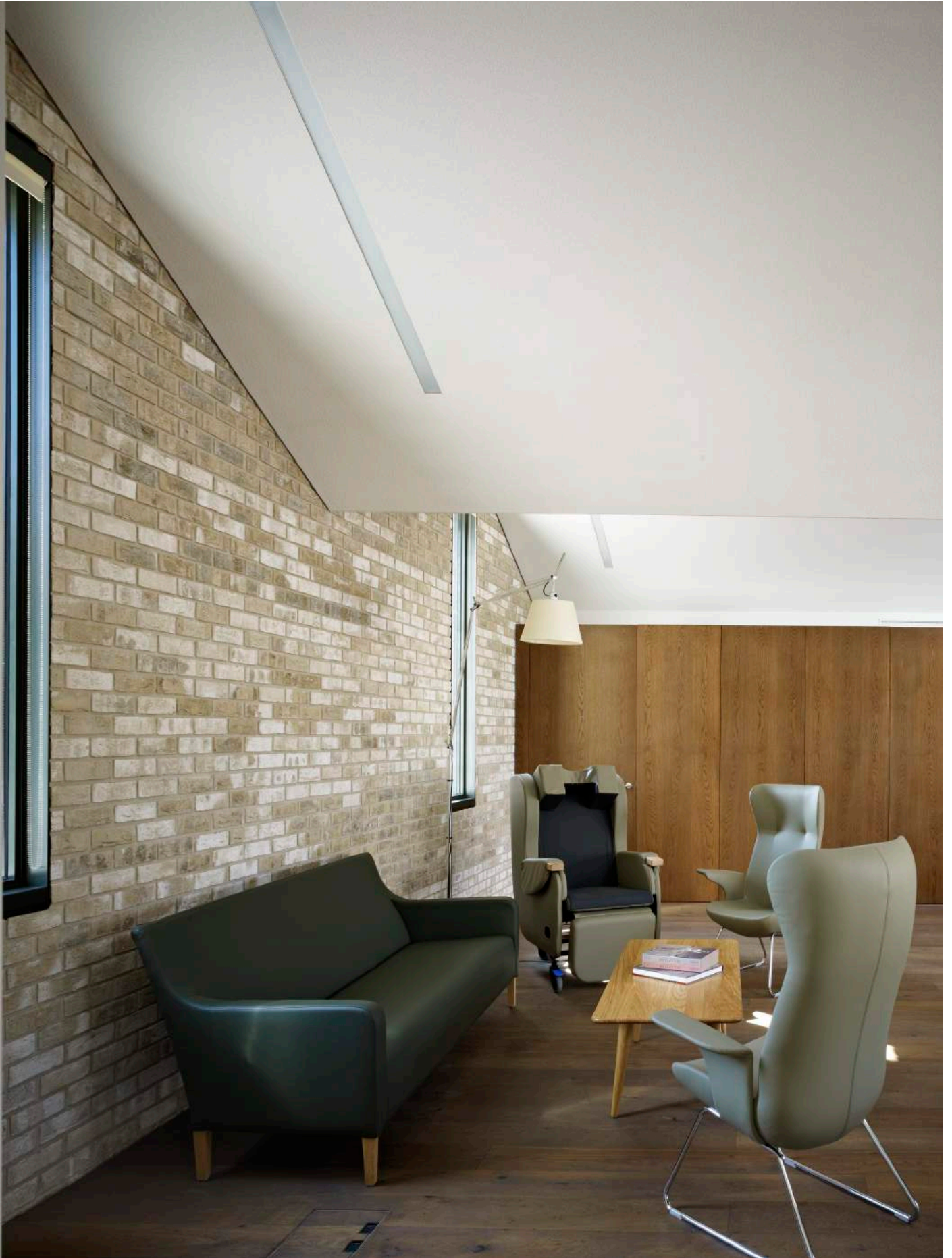


Open plan kitchen, dining and cafe

09080_133 © Tim Soar

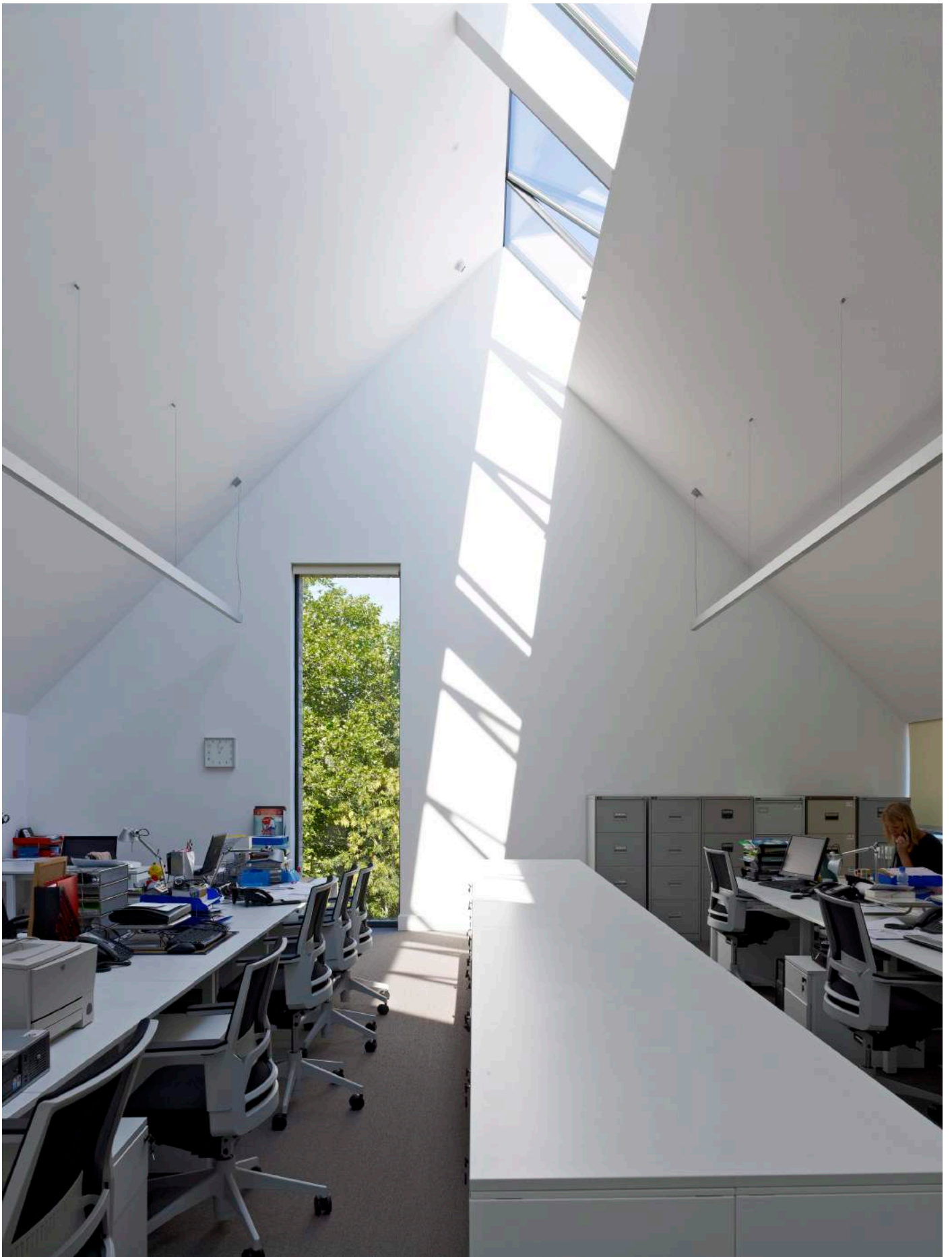


Daycare space





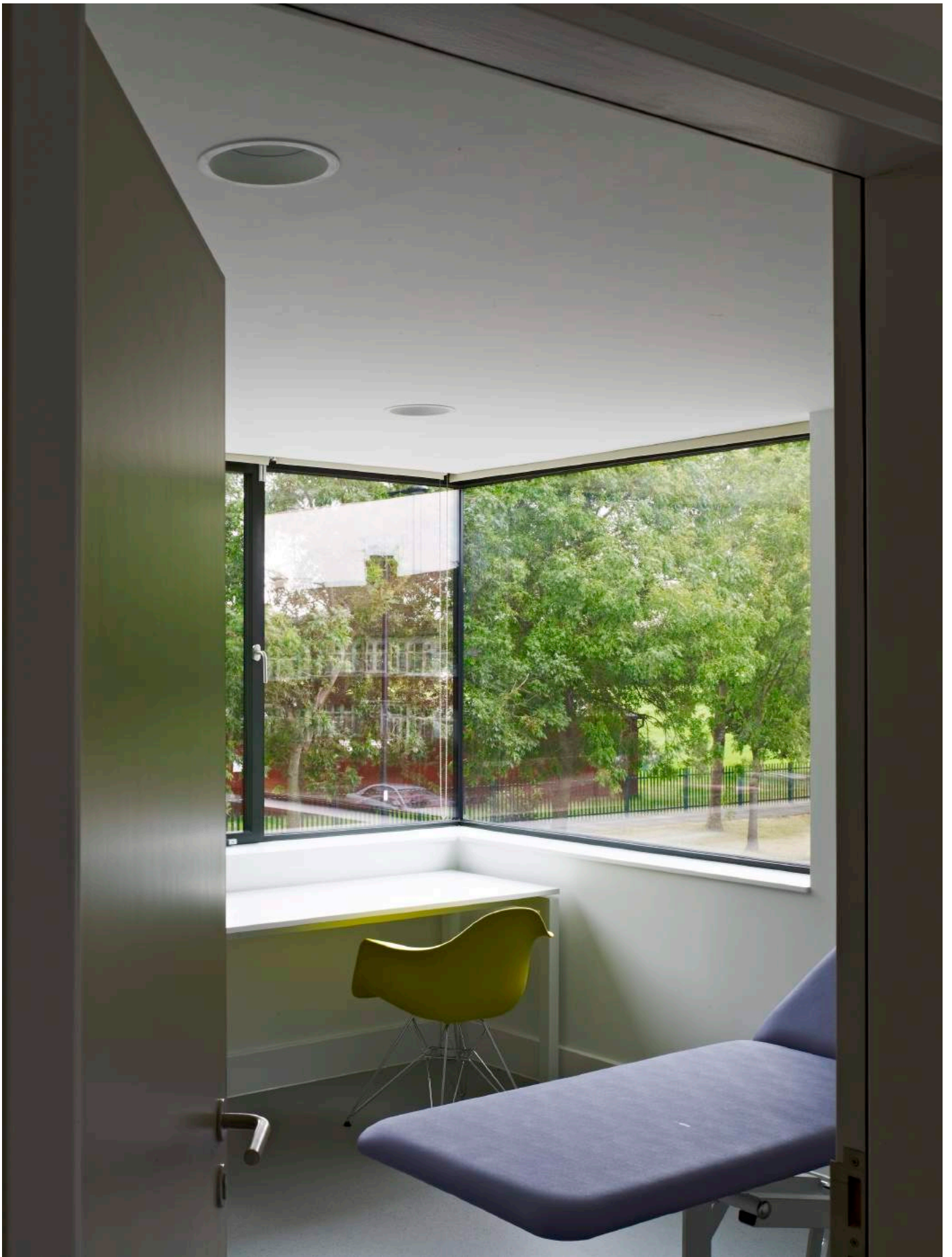
View from a meeting room into the open plan office



Open plan office space within the primary pitch



Corner window of an interview room



View into consult room at first floor



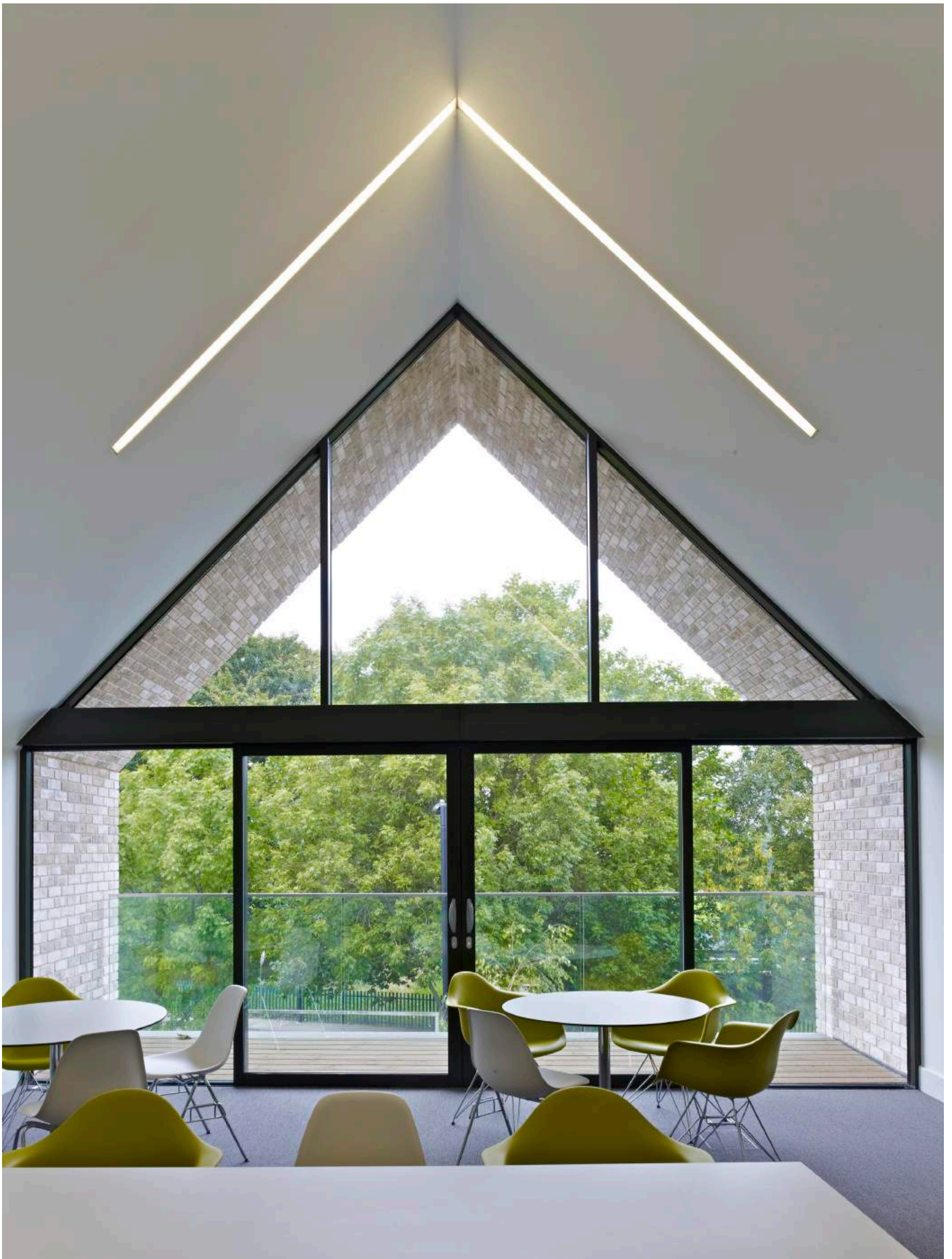
Looking west down Barrowell Green from the first floor interview room

09080_143 © Tim Soar



View from consult room corner window looking down Barrowell Green

09080_145 © Tim Soar



Staff room looking out onto terrace, GRP brick soffit and green beyond

09080_140 © Tim Soar



Skylight to open plan office within the primary pitch

09080_139 © Tim Soar



Conference and teaching spaces look onto green roof beyond