

OLD KENT ROAD MASTERPLAN OKR 16 - HEALTH HUB

CAPACITY STUDY - OPTION 02

November 2017

1. OVERVIEW

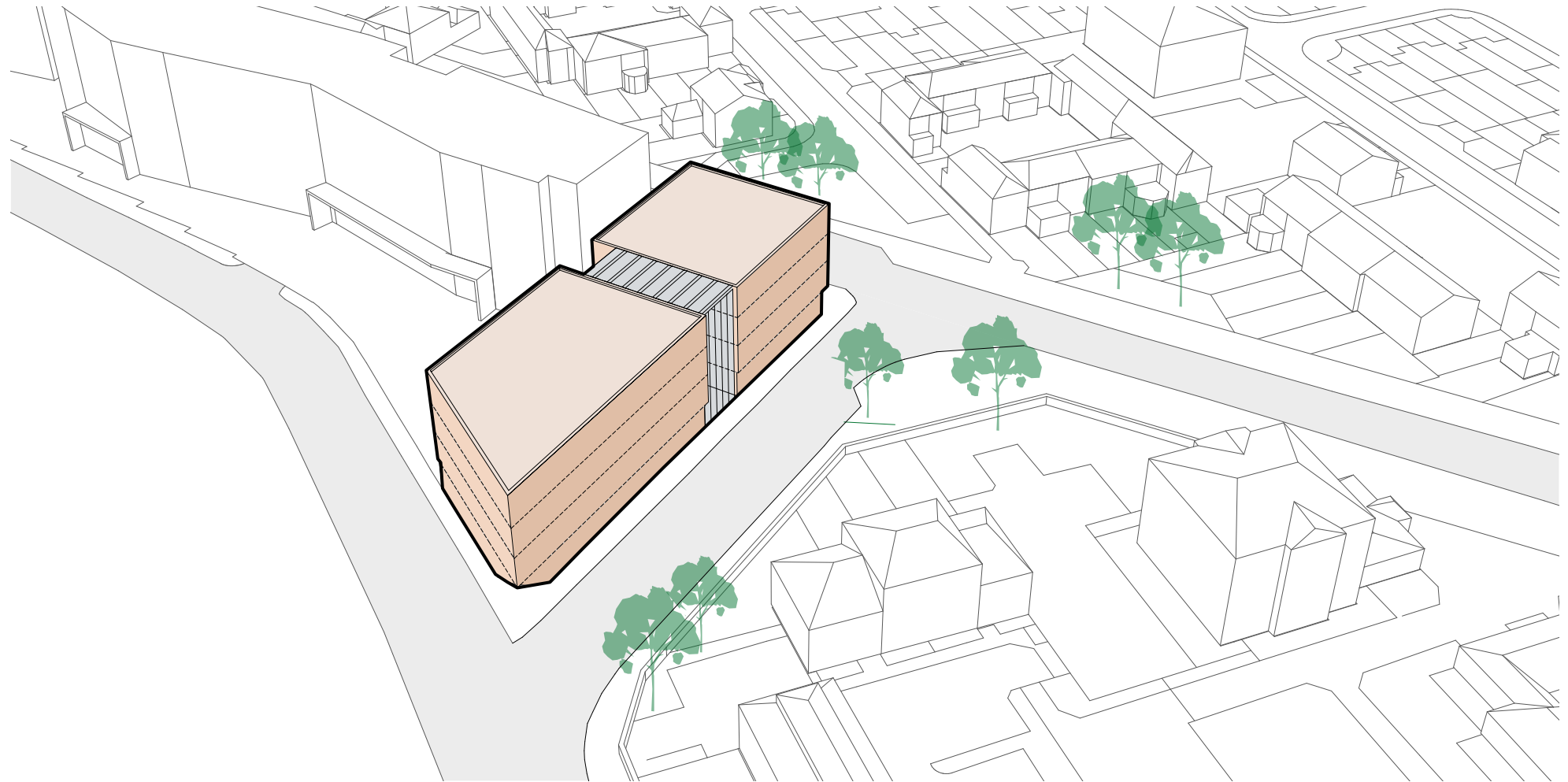
3384 sqm health centre over 4 storeys.

Verney Way is retained. Main entrance on Verney Way and service access from Verney Road and Rotherhithe New Road.

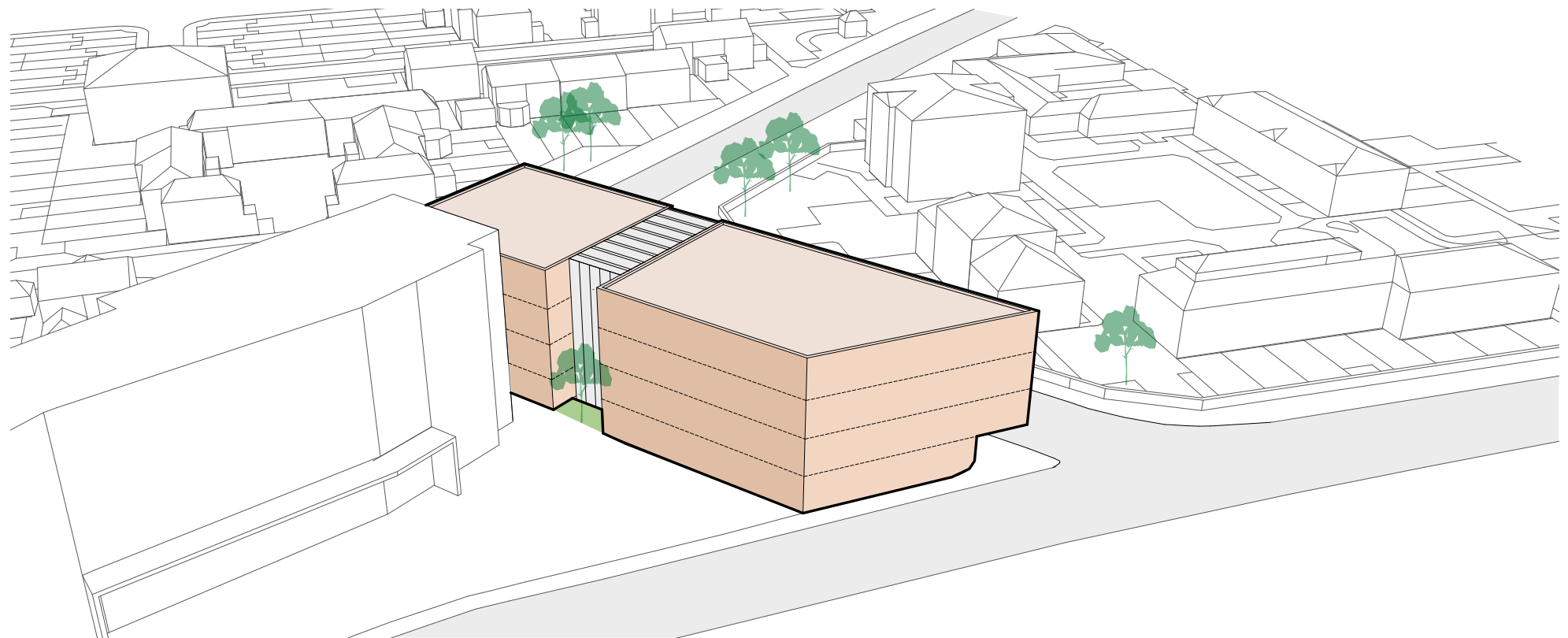
Vertical circulation and public spaces are located around the central atrium.

Verney way is retained and so the massing of the proposal is set away from lower scale residential development to the east.

No access to a basement has been provided.



Massing model - View from the south east, showing atrium and main entrance from Verney Way



Massing model - View from the south west, showing atrium and 4th storey setback

2. DESIGN STRATEGY

The diagram on this page illustrates the key elements leading the capacity study.

Development footprint:

- Verney Way is retained
- The proposal avoids the 18m proximity zone of the existing residential homes to the east, mitigating potential overlooking and privacy issues.
- The proposal seeks to present active frontages on three sides to Verney Road, Verney Way and Rotherhithe New Road.

Organisation:

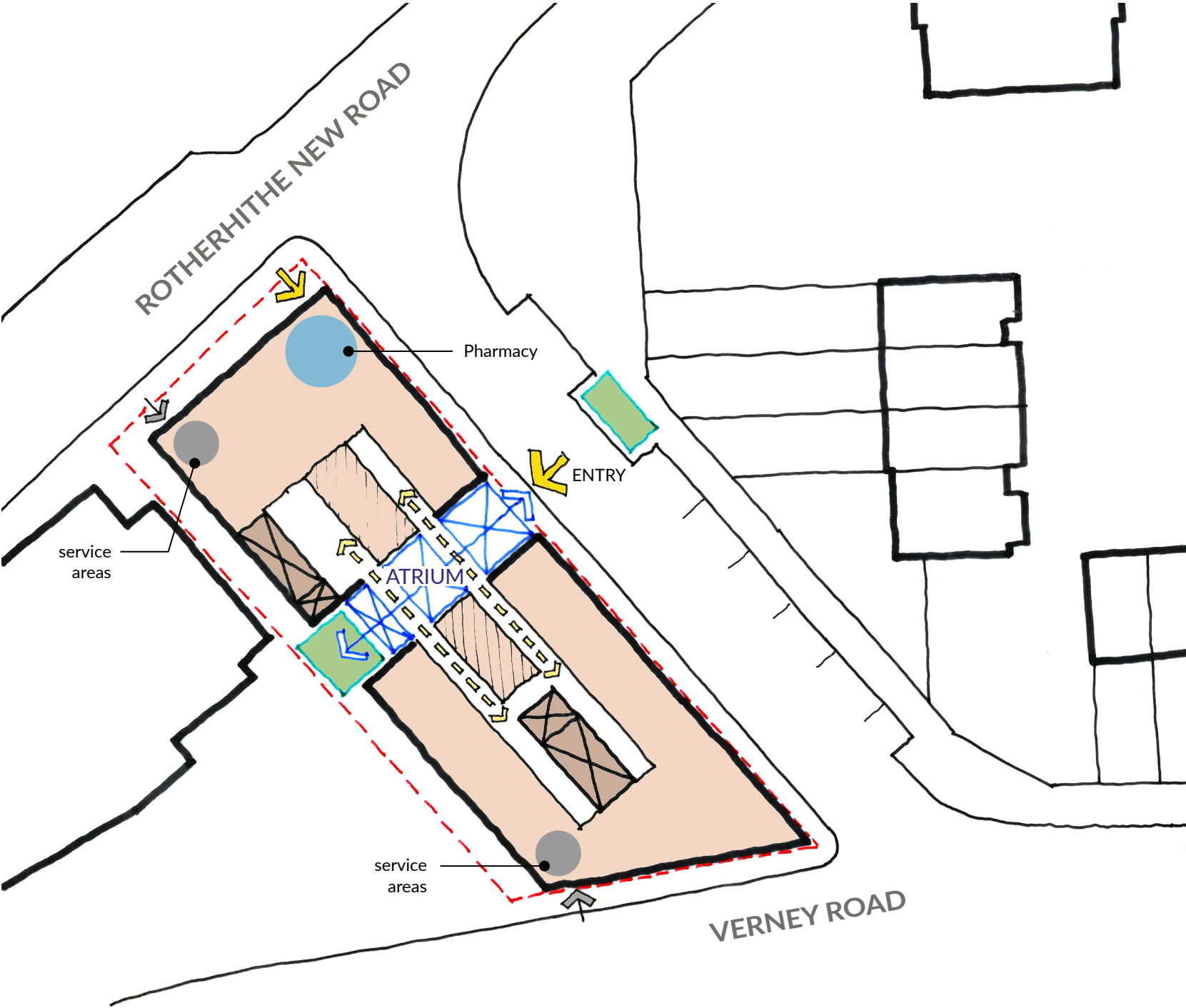
- A central atrium brings light into the proposal, allowing a double loaded circulation route and maintaining good natural lighting.
- Main entrance on Verney Way provides good access from surrounding roads.
- The public reception and distribution areas are central and legible in the organisation of the building.
- The plan has been optimised to suit a modular and flexible approach to the layout with accommodation organised off a central circulation route.
- Natural daylight can be provided from all sides.

A potential basement:

- The scheme does not show any on site parking at this stage.

Scale and massing:

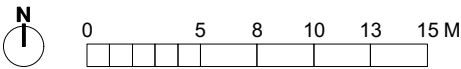
- The health centre has an assumed floor to floor height of 3.6m.
- The health centre is 4 storeys across the full footprint.



3. INITIAL BLOCK PLANS

PLANS

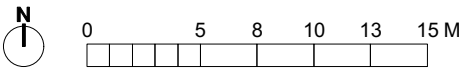
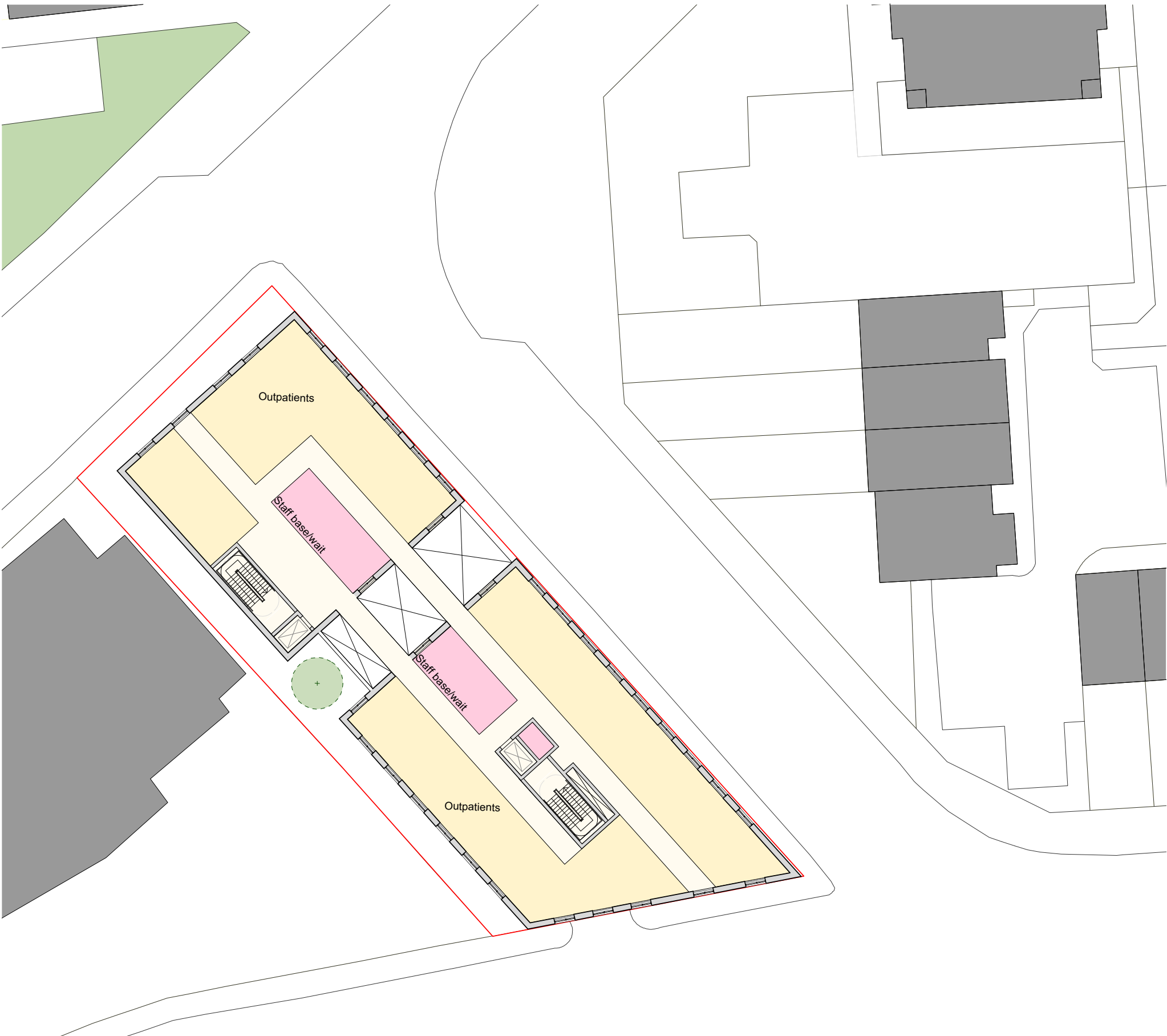
Ground floor plan



3. INITIAL BLOCK PLANS

PLANS

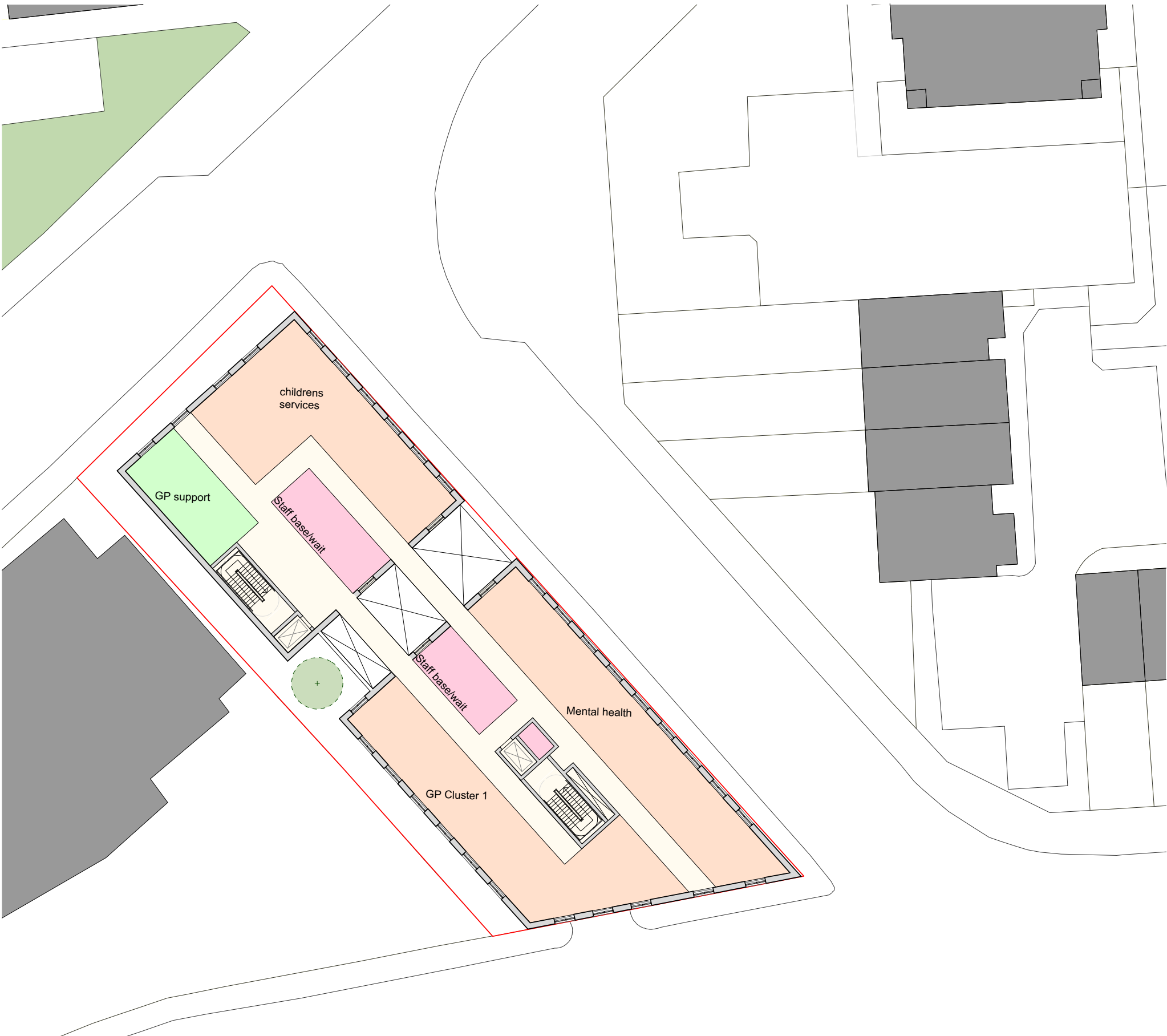
First floor plan - Health Centre



3. INITIAL BLOCK PLANS

PLANS

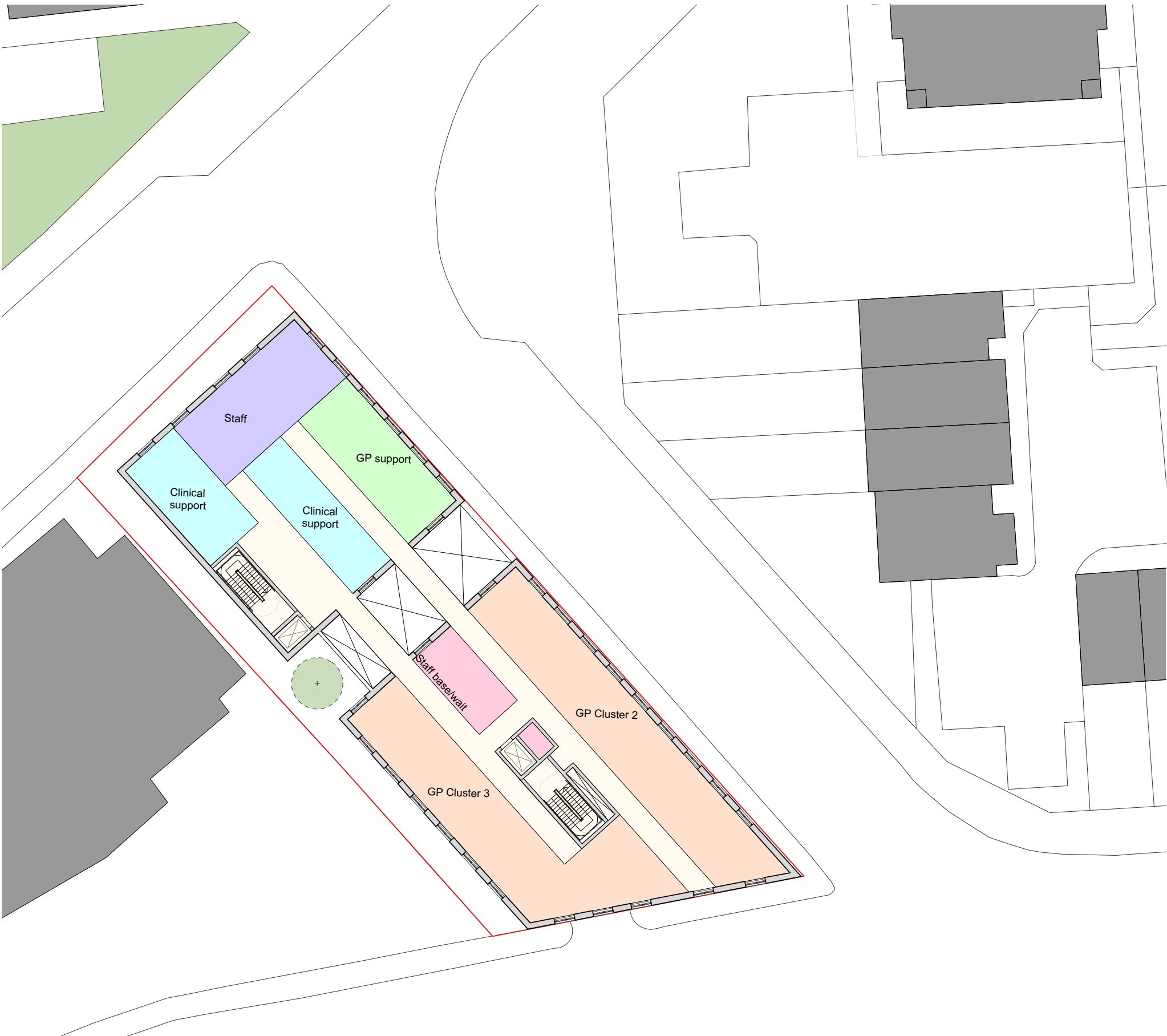
Second floor plan - Health Centre



3. INITIAL BLOCK PLANS

PLANS

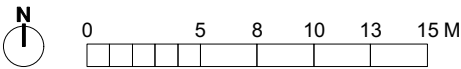
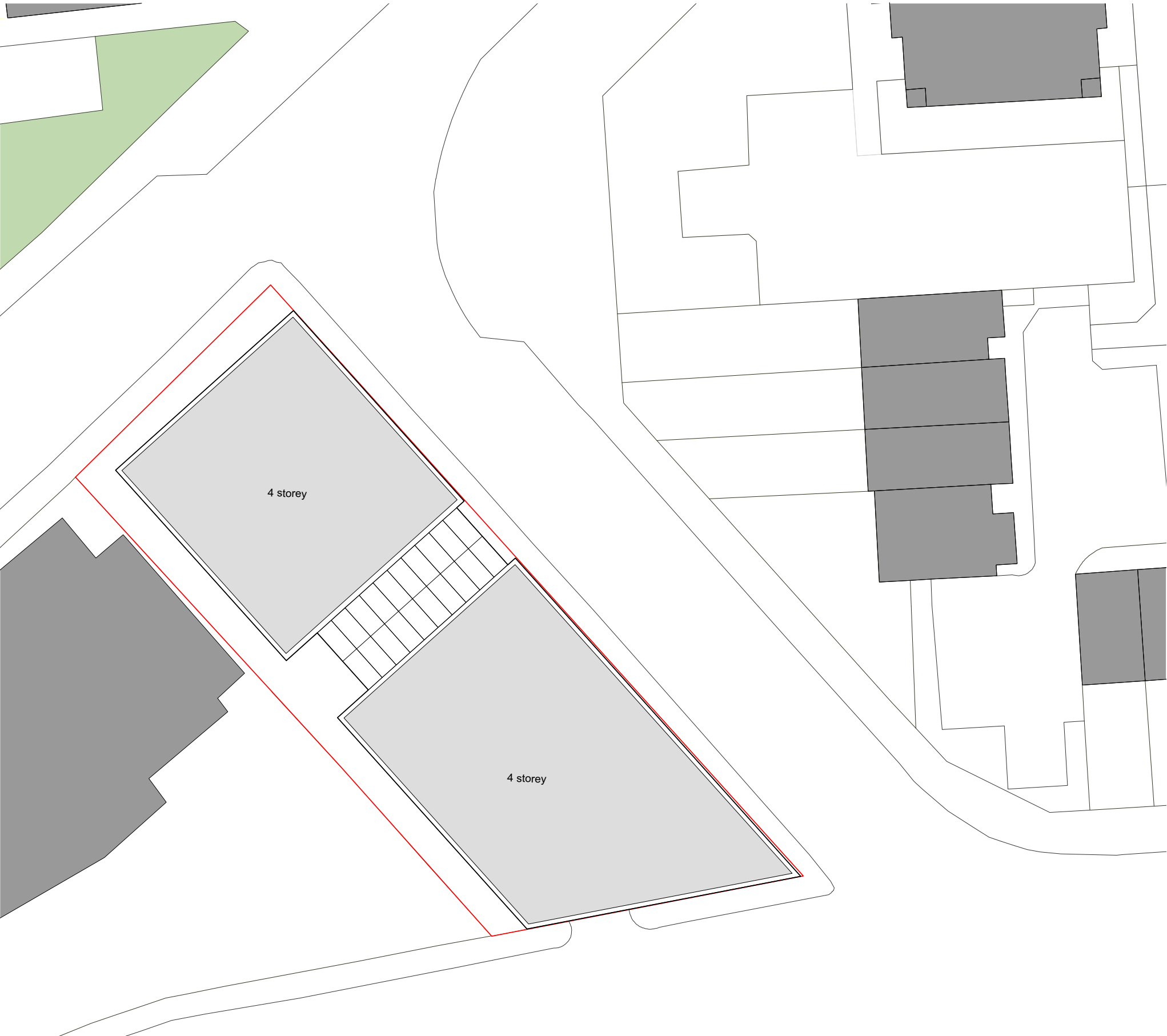
Third floor plan - Health Centre



3. INITIAL BLOCK PLANS

PLANS

Roof plan



4. ACCOMMODATION SCHEDULE

INITIAL APPRAISAL

Health Centre	GIA
G	897
1	829
2	829
3	829
Total	3384

Ground floor	plan area	First floor	plan area	Second floor	plan area	Third floor	plan area	
Public space	127	Outpatients LTC	223	GP shared	68	GP shared	30	
FM and Plant	130	Outpatients	331	GP support	50	GP support	64	
Pharmacy	78			GP cluster 1	149	GP cluster 2	151	
Diagnostics	193			Mental Health	151	GP cluster 3	149	
Clinical support	114			Children's services	136	Staff facilities	75	
						Clinical support	99	
Sub total	642	Total	554	Total	554	Total	568	
Total								2318

Note
Plan area excludes primary circulation routes