



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Papworth Hospital

Date: 15th July 2014

Venue: Castle Court Rooms 3B1/3B2, Cambridgeshire County Council, CB3 0AP

Time: 09:30- 12:30

Quality Panel Members

John Worthington (chair)

Lynne Sullivan

Simon Carne

George Hazel

Stephen Platt

Panel secretariat and support

Judit Carballo – Cambridgeshire County Council

David Carford – Cambridgeshire County Council

Local Authority Attendees

Mark Parsons – Principal Planning Officer, Cambridge City Council

Jonathan Brookes – Principal Urban Designer, Cambridge City Council

John Evans – Planning Officer, Cambridge City Council

Applicant and Representatives

Ian Fleet – Senior Designer, HOK

Stephen Herbert – HOK

Jon Akers Coyle – Landscape Architect, Gillespies

Ben Stalham – Planning Director, GL Hearn

Phil Champion

Ken Bremer – Addenbrooke's Trust

Richard Spencer

Alison Davies



1. Scheme description and presentation

Architect/Designer	HOK/Skanska
Applicant	Papworth Hospital NHS Foundation Trust
Planning status	Pre application stage

2. Overview

Outline approval (for application 06/0976/OUT) was granted in October 2009 for the Cambridge Biomedical Campus (CBC). This covers a total area of 29 hectares and includes the land west of the existing Addenbrooke's campus up to the railway line and land to the south. Approval is for up to 215,000 sqm floorspace for research or treatment and related support activities.

The New Papworth Site is located fairly central to the Cambridge Biomedical Campus (CBC), to the north of the new multi-storey car park and to the south of the new 'High Street' which will in turn link in with the Circus and the Piazza. Cambridge Medipark Ltd (CML) are responsible for bringing forward the Circus and Piazza. The Circus is a substantial area of public realm and will include significant public art.

Early in 2012 the City Council officers considered two pre-application schemes for the new Papworth Hospital as part of the PFI process. The pre-application process included a presentation to the Cambridgeshire Quality Panel, and input from all technical officers at the City and County Council for both schemes. Two separate letters were issued in March 2012 giving informal officer views to feed into the PFI assessment. The Skanska scheme was, in general, viewed positively by officers, although some concerns were expressed by Panel.

Skanska was appointed preferred bidder for the delivery of the New Papworth Hospital on the 4 July 2014. The New Papworth Hospital (NPH) will provide facilities in Cardio Vascular treatment and care, comprising the following:

- World class centre on the Cambridge Bio-medical Campus
- High quality of design (including quality materials and active frontages for buildings) and public realm.
- Sustainable design and construction (to a minimum standard of BREEAM "Excellent").
- Renewable energy provision to help towards site-wide targets.
- Waste management and recycling.
- Transport and on-site parking (including bicycle parking provision).
- Care for below ground archaeology.
- Ecology and micro-climate.
- Drainage and flood risk.

It is anticipated that a planning application for this scheme will be submitted in September.



3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed the opportunity to see the scheme again after Skanska had won the bid in 2012. However, the Panel highlighted that little change has been produced comparing the scheme to what was seen before and questioned how constrained the architects were to make changes after the bid.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The Panel raised the importance of patients' good views to green areas and for staff and visitors the importance of a good daylight inside the building.

There is potential to create a healing environment on the flat roof section (at 3rd floor level). The Panel recognised that the clinical efficiency is important but that the environment plays an important role in the healing process. The Panel noted that if people are well enough they shouldn't be at Papworth but considered that both aspects should be taken into account. The applicant explained that when people start to get better they will go elsewhere. The average stay of a patient is between three and five days.

The applicant explained that nurses have eye contact with all patients in order to better monitor patients and reduce the time that nurses spend walking around the building. The most important thing is the clinic's functionality. Whilst the toilets in each patient's room are located on the outside large windows allow plenty of daylight in and are aligned so a patient can view the outside from their bed.

Display information of appointments for patients and visitors is essential not only for a welcoming environment but also in order that patients can feel they are in control. Therefore, the Panel questioned if there is any provision of electronic display in the courtyard waiting area.

The Panel noted importance of the relationship of Papworth Hospital with the research building and the connections to Addenbrooke's. The applicant explained tunnels will connect the buildings. Taking into account the wider masterplan is a key aspect to have a successful scheme.

Connectivity

The new Papworth Hospital forms part of the Cambridge Biomedical Campus. The Panel noted that, overall the CBC, is well connected. Papworth hospital will have the Busway to the north where a bus stop will be located. The Panel noted that the applicant is currently having conversations with the developers of the Circus and Piazza to agree its final location.

The Panel made the following recommendations:

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- Consider *wayfinding* and signage at this initial stage
- Look at the management plan and the way that future mobility (smart technology) is going to change the way we travel. People would like a personal movement plan, by for example announcing arrivals by text or directing people to the waiting area or by telling that appointments are on time, etc.
- Review the south entrance, there is a conflict between deliveries, ambulance, pedestrians and the drop-off area. It is necessary to explore further options to minimise these conflicts.

The three points above link together and there is an opportunity to do something special in terms of operation. The Panel questioned if it were possible to move the drop off space to the east.

The Panel noted that there is a dedicated staff entrance from the east and that staff parking will be allocated in the multi-storey car park. Cycle Parking is located to the north east corner of the building, well connected to the Circus.

Character

The Panel recognised that this is a very strong scheme, highlighting the fact that Papworth Hospital is a world leader hospital. The Panel praised the linking of the landscape with Gillespies proposals. The Panel questioned the off axis entrance tower and the handling of the South entrance.

The Panel questioned if the building's expansion is still an option in order to upgrade the clinical function and spaces. The applicant explained that there are currently two strategies:

- Expand into soft administration areas on the ground and first floors
- Build additional floors

The Panel would have liked to see some numbers regarding space, people and movement, in order to anticipate how many people will be using the facilities. In the same way, there is a very large restaurant, therefore the Panel questioned if the proportion is right. It was noted that the restaurant/café will be open all day. The architect explained that they are currently tracking people's movement. It is anticipated that around 1000 staff will be accessing the building on daily basis.

The human scale of the building is very important. The Panel suggested to think about this and recommended to look at AstraZeneca's proposals to see how they had treated the spaces. The applicant explained that the entrance when experienced in three dimensions would be perceived as bigger than shown in plan. The design team should pay special attention to the semi-public ground floor areas and the sequence of activities within these spaces, in their discussion with planning.

The Panel noted tunnels will connect Papworth Hospital to both the planned Research Institute building to the west and the existing Addenbrooke's campus to the East. The CBC management trust in addition to showing each site users contribution to the site plan, could

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use the sub ground level estates plan to ensure continuity of movement and sharing of services where appropriate between sites.



The Panel considered there is an opportunity to make the eastern frontage relate better to Robinson Way and the ground floor uses along the Addenbrooke's ground floor. The planning of the servicing and energy are should be reviewed.

The applicant explained that the oval is broken to bring the extra light into the courtyard. The intention is to make the building as reflective as possible. The oval shape is important because people using these facilities are critically ill and can be moved to other departments easily. The central vertical section of the building connects to the specialist areas for checks and analysis.

The Panel noted that the campus wide landscape proposals will play a role in directing people to the building's entrances. The "pond" is a feature as a reflection of Papworth's past. The Public realm to the West between the Hospital and the research building will allow for public through access in the external as well as internal reception and cafeteria areas. The Panel recommended that the quality external public space is focused to the west around the pond and servicing and ambulances consolidated to the east.

The Panel recognised the singularities of the hospital where patients will only stay on average for up to 5 days.

The Panel made the following recommendations:

- Provide a drawing of places/meeting relaxing.
- Clarify the zoning of public green amenity space and external vehicular pace for servicing, visitors and ambulances.
- Ensure natural top lighting in atrium waiting areas and corridors is considered to support *wayfinding* and the wellbeing of staff, visitors and patients.
- Make the most of the flat roof, currently a wasted opportunity.

Climate

The Panel noted that windows are triple and double glazed depending on orientation to allow natural ventilation.

The applicant explained that they are trying to minimise the amount of floorspace that's going to be used.

The Panel noted that BREEAM excellent target but trying to create a sustainable machine. The building benefits from the north/south orientation. There will be 30% renewables through a ground source heat pumping system. The energy centre to the east of the site along with services and deliveries areas should be reviewed in relation to greater integration with the CBC energy centre.

Photovoltaic panels can be added to flat roof in the future is needed.



The Panel highlighted that building regulations are going to change soon and would encourage this scheme to make sure that meet the Zero Carbon requirements that all public buildings will need to achieve from 2018.

4. Conclusion

The Panel recognise the opportunity that AstraZeneca and the New Papworth hospital have to establish a quality statement to set the standard for the continuous growth and renewal of the Cambridge Biomedical Campus over the next 100 years.

To justify the level of space of the building, it would be essential to provide numbers to have a better understanding of the scheme and deliberate about how much space is really needed. The human scale of the building is very important. This will have a better impact and more quality spaces.

The management of the arrivals will be critical. Clear instructions on how to get the building, where to park, etc. are needed. In addition to this, there is a need to manage the whole experience, since your late for an appointment, if you appointment has been delayed, where to wait, etc.

The Panel were very concerned about the access, as all traffic will come from the same junction. This situation will need to be carefully managed.

The Panel made the following specific recommendations (further details of which can be found above):

- Consider the vehicle access and minimising the conflict between different users. Review the location of the drop off area and surrounding open space.
- Think about the entrances to the building. North entrance is important for connectivity to the Guided Busway stop. Consider access points on all four elevations and the semi-public routes through the building.
- Be aware of Zero Carbon buildings. All non-domestic buildings will need to be Zero Carbon by 2018. Make sure you are looking ahead.
- If the energy centre is not built what are the other options? The approach should be different.
- Staff and patients wellbeing is very important. Design it's not just about being functional. Consider the buildings relationship with the landscape and access to potential terrace space at service floor level. Review the relationship of active frontages along the east elevation and the relationship across Robinson way to the Main Addenbrooke's buildings.
- Good information and signage will be essential.
- The Panel considered that having an artist is an advantage in order to use it outside and inside the building and to see how you express the Papworth building.