

CAVENDISH SQUARE

CAVENDISH SQUARE

Harley Street, London

Healthcare and
Wellbeing facility

CAVENDISH SQUARE

- 01** — Overview
- 02** — Plans
- 03** — Appendix

01. Overview

**A Globally iconic hospital
at the home of British
healthcare**

At the gateway to Harley Street uniquely located within a London Square
The Healthcare and Wellbeing facility at Cavendish Square will provide the next generation of healthcare.
Four storeys of purpose built clinical accommodation capable of delivering the complete breadth of medical services now and in the future will provide London's flagship health and wellbeing facility.

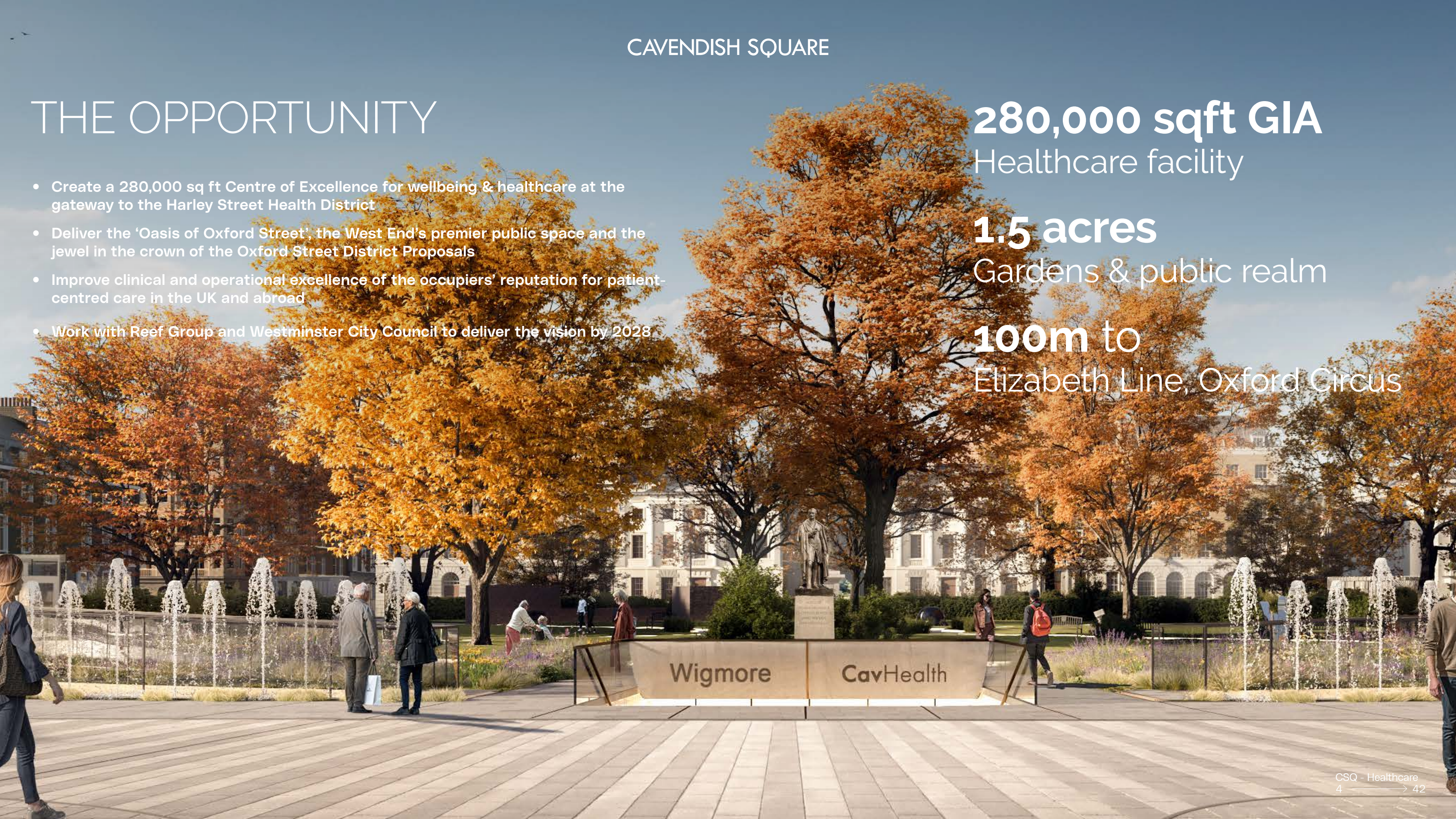
THE OPPORTUNITY

- Create a 280,000 sq ft Centre of Excellence for wellbeing & healthcare at the gateway to the Harley Street Health District
- Deliver the 'Oasis of Oxford Street', the West End's premier public space and the jewel in the crown of the Oxford Street District Proposals
- Improve clinical and operational excellence of the occupiers' reputation for patient-centred care in the UK and abroad
- Work with Reef Group and Westminster City Council to deliver the vision by 2028

280,000 sqft GIA
Healthcare facility

1.5 acres
Gardens & public realm

100m to
Elizabeth Line, Oxford Circus



CAVENDISH SQUARE



NATURE



ACTIVE



LEARNING



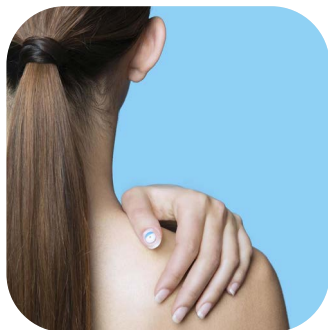
CONNECTING



RESEARCH



DIAGNOSTIC



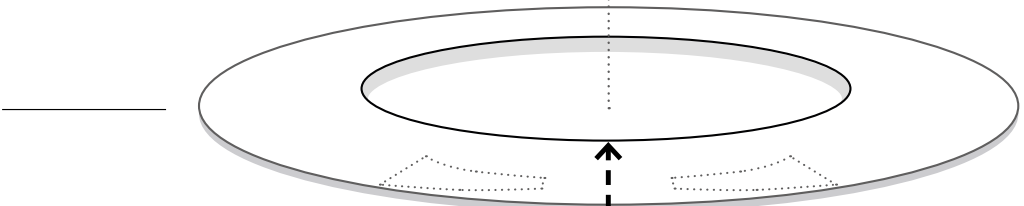
RETREAT



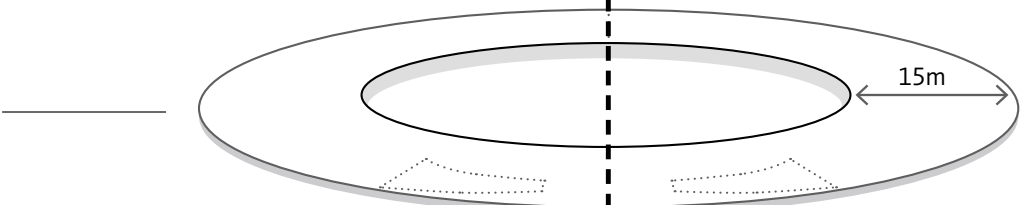
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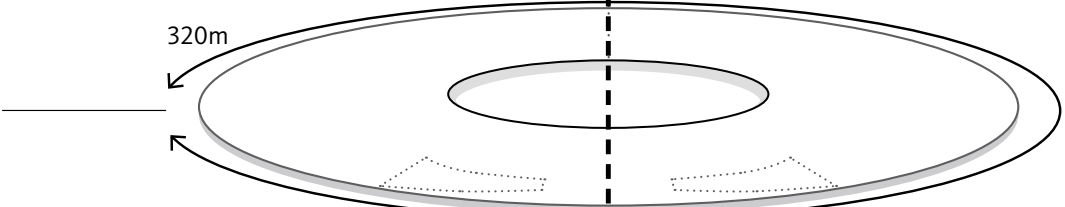
-01



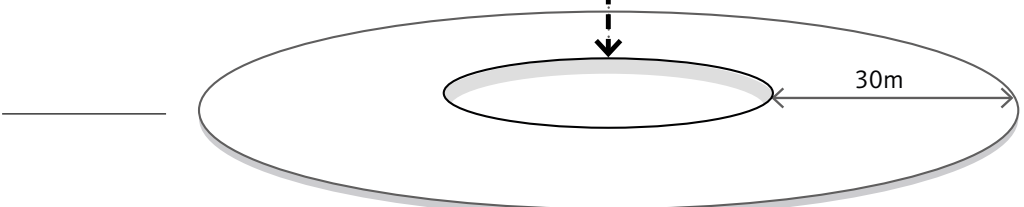
-02



-03



-04



Vertically Integrated Hospital Offer



LEISURE



CULTURAL



PHARMACY



MEDICAL



CONSULTATION



THEATRES



REHABILITATION



RECOVERY

UNRIVALLED CAPABILITY

Cavendish Square has been specifically designed and tested to meet modern diagnostic requirements. It can accommodate:

- **Diagnostic imaging** - full range of MRI, CT, Mammography, Ultrasound and X-Ray facilities
- **Nuclear medicine** - (PET & spect CT, LINAC, MRI LINAC, Cyberknife, Planning CT, Brachytherapy)
- **Endoscopy & full oncology services** - (chairs / beds / CE rooms / Treatment rooms / phlebotomy / dispensing & aseptic pharmacy / Pathology lab)
- Multiple operating theatres and procedure rooms including recovery bays, day wards and inpatient wards.

Patient and staff access is provided for by:

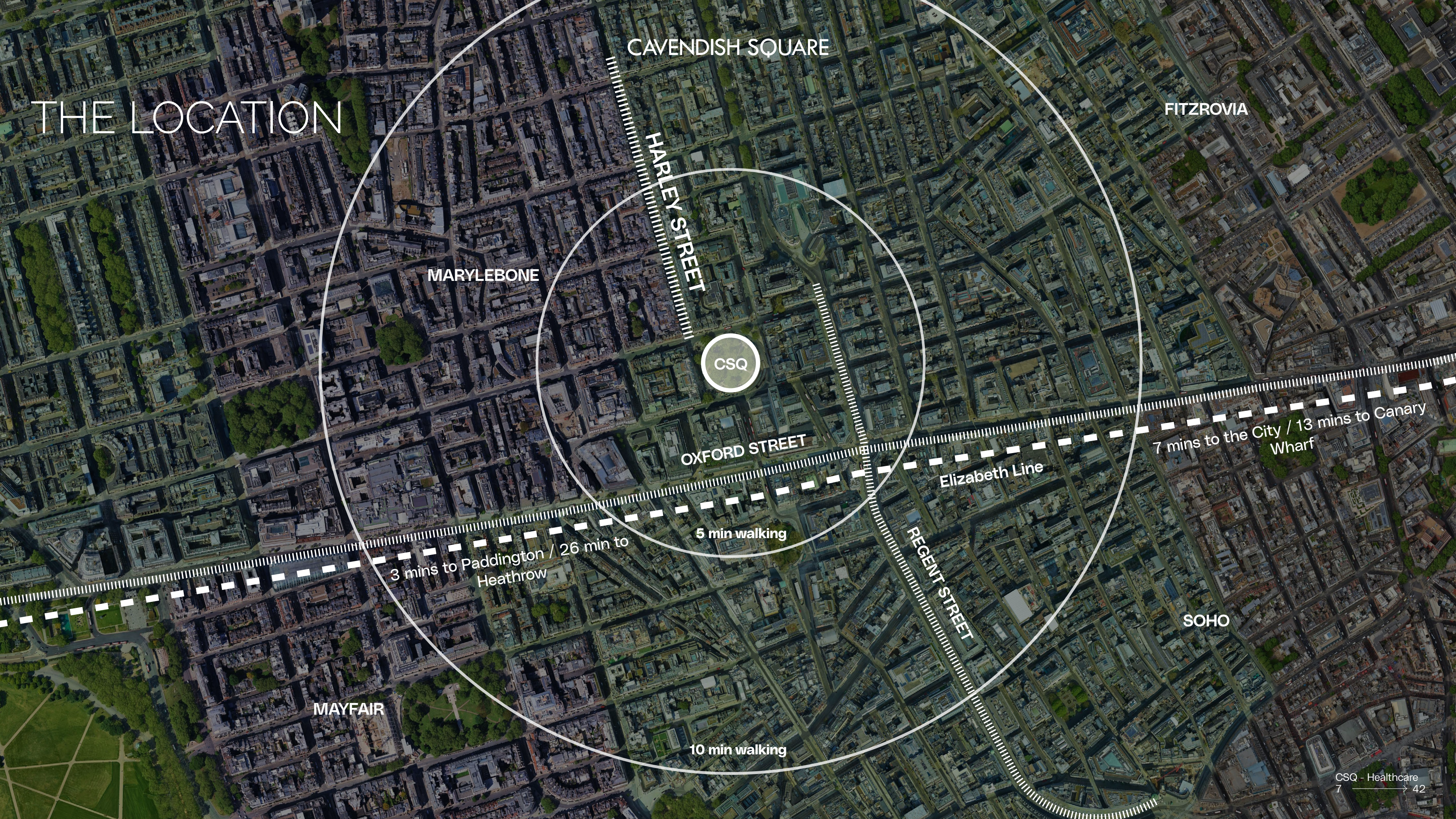
- **Elizabeth line** and 4 underground lines within 200m of entrances plus dedicated vehicle drop-off bays, a taxi rank & local private parking
- **Multiple lifting pavilions** including bed lifts, service lifts and oversized equipment and plant replacement lifts

Servicing & loading provision includes:

- 2 Dedicated surface level loading bays
- Medical gases storage zones
- 5 Goods rated lifts



THE LOCATION



MARYLEBONE

CAVENDISH SQUARE

FITZROVIA

HARLEY STREET

CSQ

OXFORD STREET

Elizabeth Line

7 mins to the City / 13 mins to Canary Wharf

3 mins to Paddington / 26 min to Heathrow

5 min walking

REGENT STREET

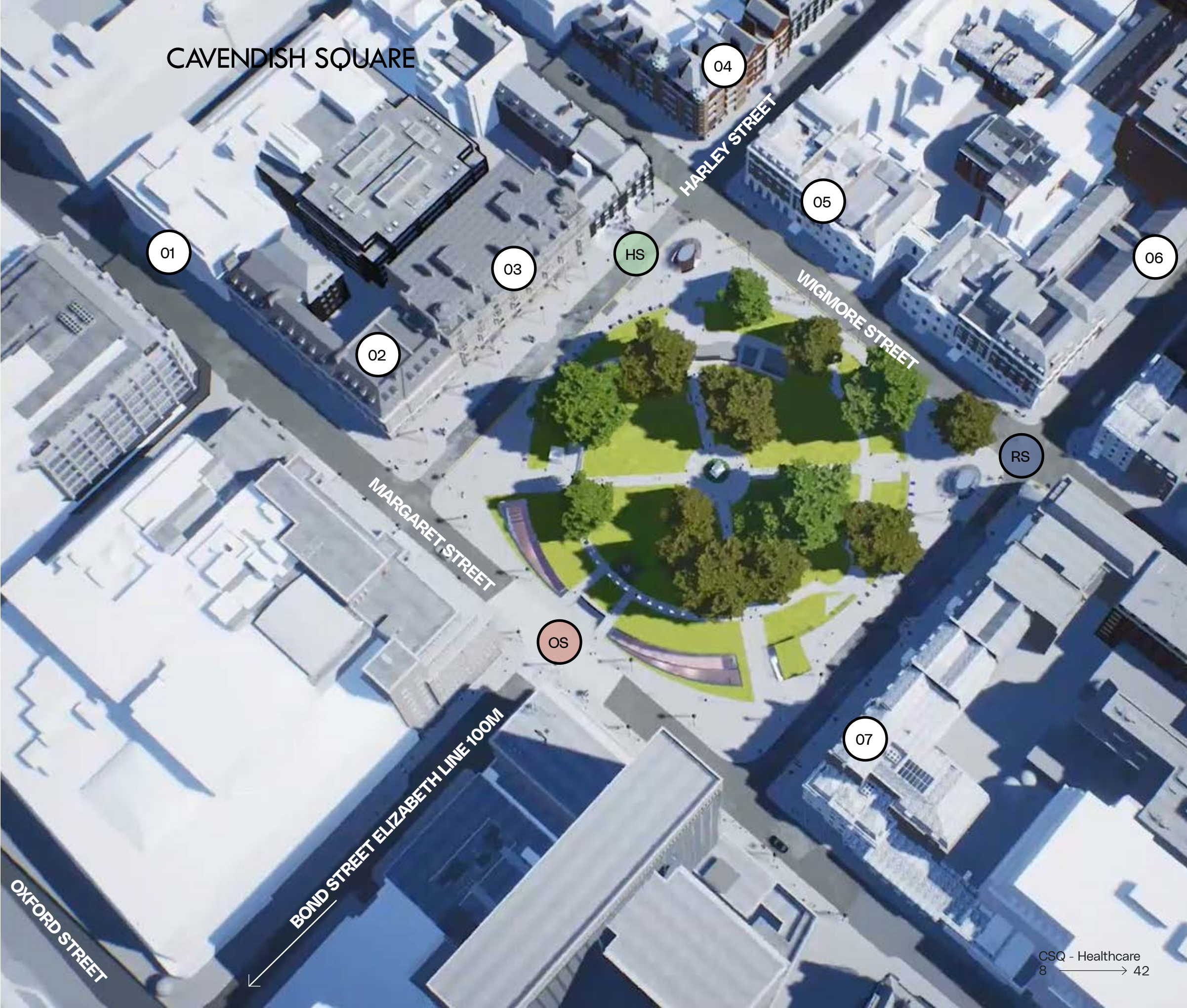
SOHO

MAYFAIR

10 min walking

THE LOCATION

- 01 Royal Society of Medicine
- 02 Royal College of Nursing
- 03 Royal Marsden Private Care
- 04 London Clinic
- 05 Kings Fund
- 06 The Medical Society of London
- 07 HCA Healthcare UK HQ
- OS Oxford Street Entrance
- HS Harley Street Entrance
- RS Regent Street Entrance



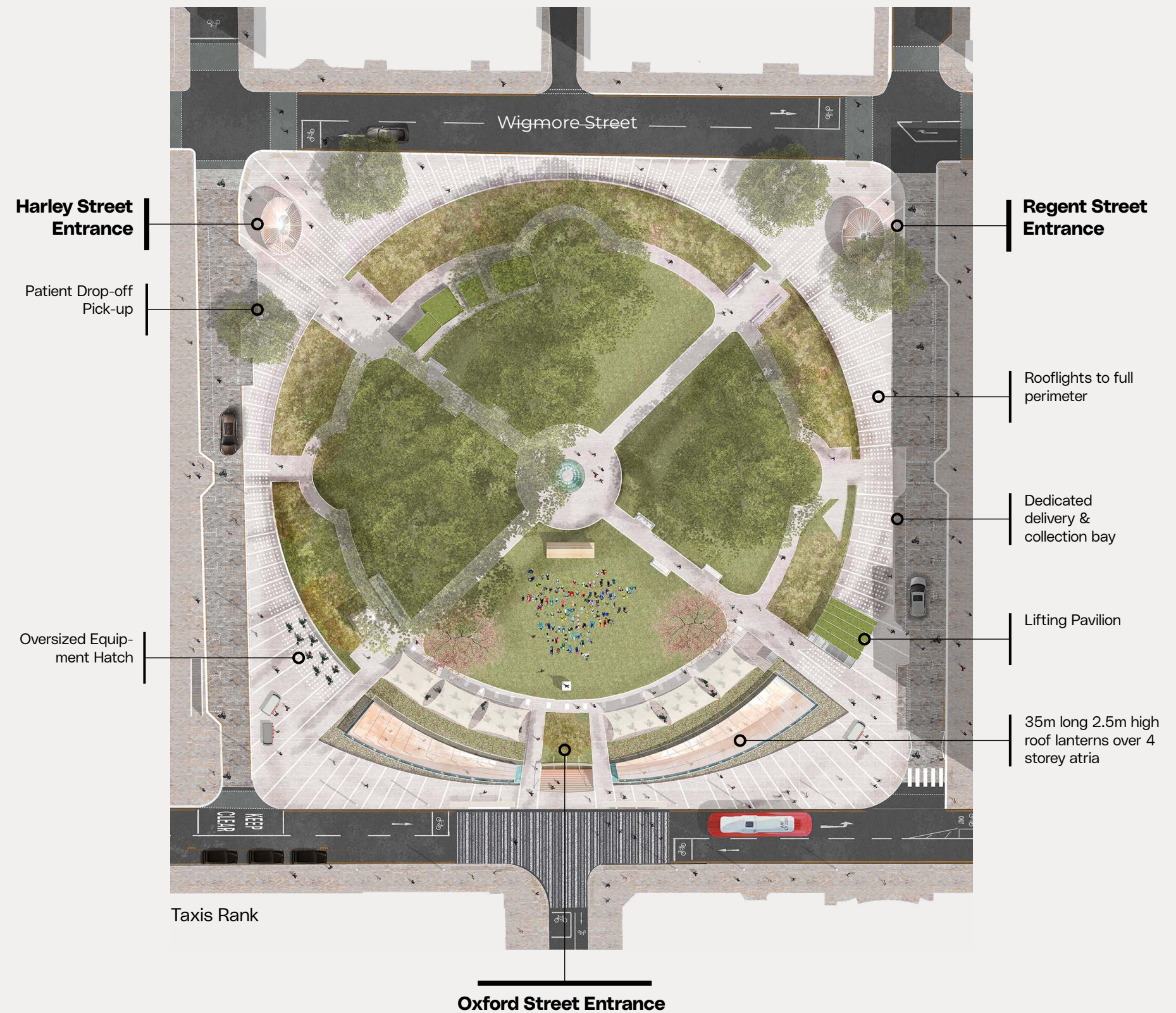
THE LOCATION

Linking Harley Street and Oxford Street the development has **3 entrances** and includes the full refurbishment of the 1720's **Cavendish Square Gardens** including the creation of over an acre of new public space.

The development benefits at street level from:

- A unique setting in a prestigious London Georgian Square
- 3 Dedicated entrance pavilions (two with patient trolley lifts)
- A Loading pavilion with 2 goods lift
- Dedicated delivery bays
- Dedicated patient drop-off & pick-up
- Taxi rank to South-west of the square
- A circular perimeter of roof lights
- A 'pedestrian first' environment and rooftop park

CAVENDISH SQUARE



THE DEVELOPMENT



- Level 01 - 3.5m Clear Height
- Level 02 - 3.5m Clear Height
- Level 03 - 3.5m Clear Height
- Level 04 - 3.5m Clear Height

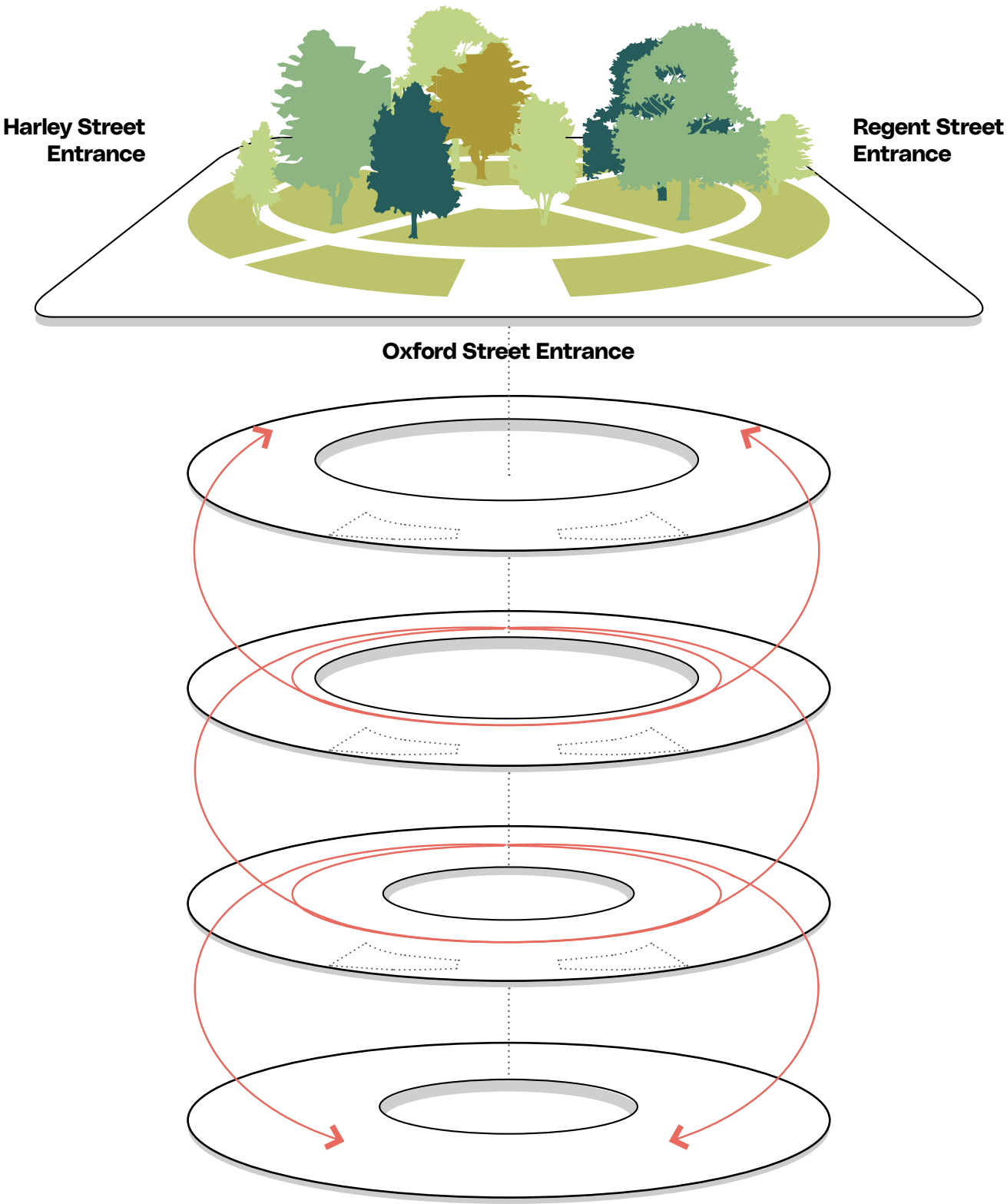
Garden Level

Level 01

Level 02

Level 03

Level 04



ENVIRONMENTAL, SOCIAL & GOVERNANCE

Reuse & Re purpose

400 space central London car park re purposed for well-being led future proofed development.

150 years lifecycle

extending life of 60yr old structure by a minimum of 150 yrs capable of being adapted for occupation by multiple future uses.

NZC in operation

Exemplar accreditation including BREEAM 'Excellent'.

100% increase in public realm

'Oasis of Oxford Street' will provide a 100% increase in public realm within the square creating a new west end sanctuary for the well-being of locals, visitors and workers.

650m2 green wall

equivalent to 32 new trees



THE TEAM

Reef Group’s partnerships are built on a common ethos and commitment to people and the planet.

Our environmental, social and governance commitments drive long-term value and returns, reflecting what matters most for us, our customers, partners, and communities.

Over a number of years Reef have built a project specific team world-class advisors, consultants and contractors to design and deliver the scheme.

CAVENDISH SQUARE



Developer & Investor



Q&S and Project Management



Delivery Architect & Lead



MEP & Sustainability



Council Partner



Agent & Advisor



Healthcare Architect



Transport Consultant



Main Contractor



Agent & Advisor



Engineering



Planning Consultant

CAVENDISH SQUARE



ENTRANCES

CAVENDISH SQUARE

02

03

01

04

- 01. Oxford Street Entrance
- 02. Harley Street Entrance
- 03. Regent Street Entrance
- 04. DDA Access for Oxford St. Entrance

SERVICING

CAVENDISH SQUARE

- 01. Oxford Street Entrance
- 02. Harley Street Entrance
- 03. Regent Street Entrance
- 04. DDA Access for Oxford St. Entrance
- 05. Gas Storage and Garden Pavilion
- 06. Lifting Pavilion
- 07. Access Hatch

ACCESS

CAVENDISH SQUARE

4 mins walking

11

03

08

06

02

12

05

09

12

01

10

04

07

- 01. Oxford Street Entrance
- 02. Harley Street Entrance
- 03. Regent Street Entrance
- 04. DDA Access for Oxford St. Entrance
- 05. Gas Storage and Garden Pavilion
- 06. Lifting Pavilion
- 07. Access Hatch
- 08. Dedicate Loading/Unloading bay
- 09. Potential Ambulance bay
- 10. TAXI
- 11. Harley St. Carpark (214 cps)
- 12. Bike Stands

OXFORD STREET ENTRANCE



OXFORD STREET ENTRANCE



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ENTRANCE ATRIUM



MAIN ENTRANCE



FACILITIES



HARLEY STREET ENTRANCE



CAVENDISH SQUARE

HARLEY STREET ENTRANCE



HARLEY STREET ENTRANCE



SEAMLESS LINKED SPACE

Light filled continuous space and large open plan floorplates create fluid space enabling the optimum experience for patient care.



< Pharmacy
> Consulting
> Diagnostic
> Oncology
> Therapy Village

CONSULTING ROOMS

Technologically advanced private, generous, consulting suites.



Consultation Room

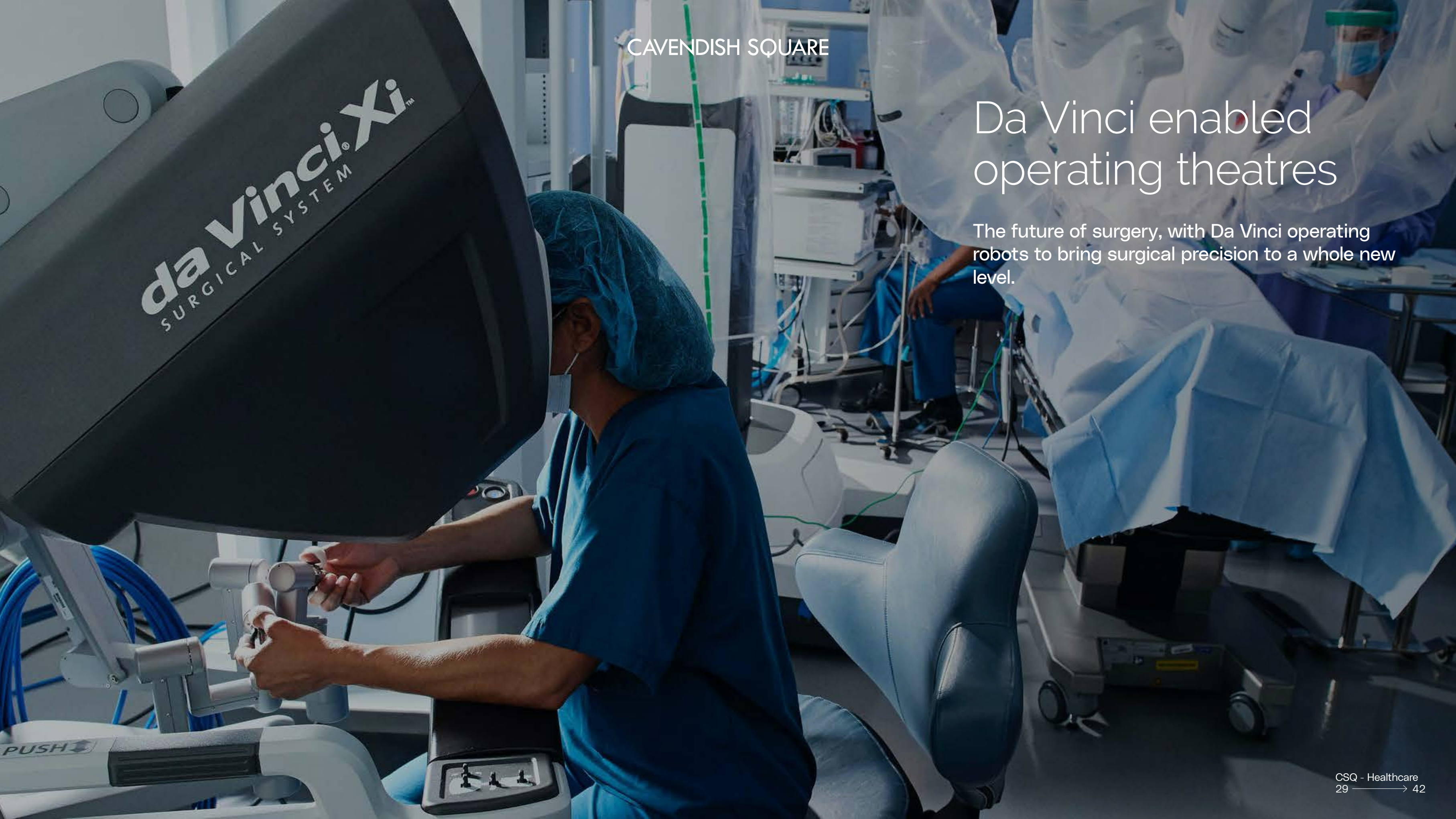
DIAGNOSTICS

Advanced diagnostics facilities capable of both improving patient outcomes and quality of experience



Da Vinci enabled operating theatres

The future of surgery, with Da Vinci operating robots to bring surgical precision to a whole new level.



RECOVERY

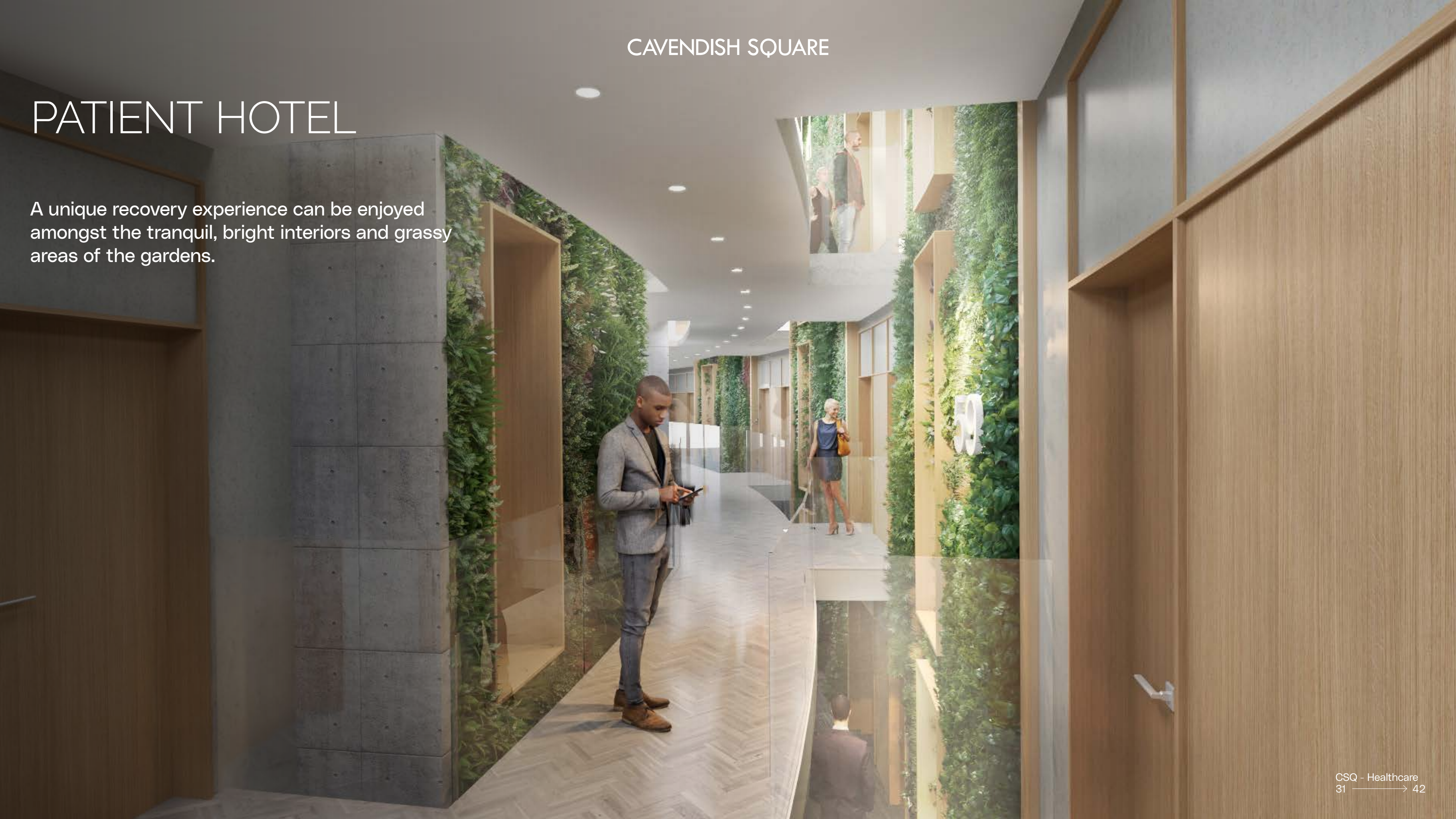
A unique recovery experience can be enjoyed amongst the tranquil, bright interiors and grassy areas of the gardens.

CAVENDISH SQUARE



PATIENT HOTEL

A unique recovery experience can be enjoyed amongst the tranquil, bright interiors and grassy areas of the gardens.

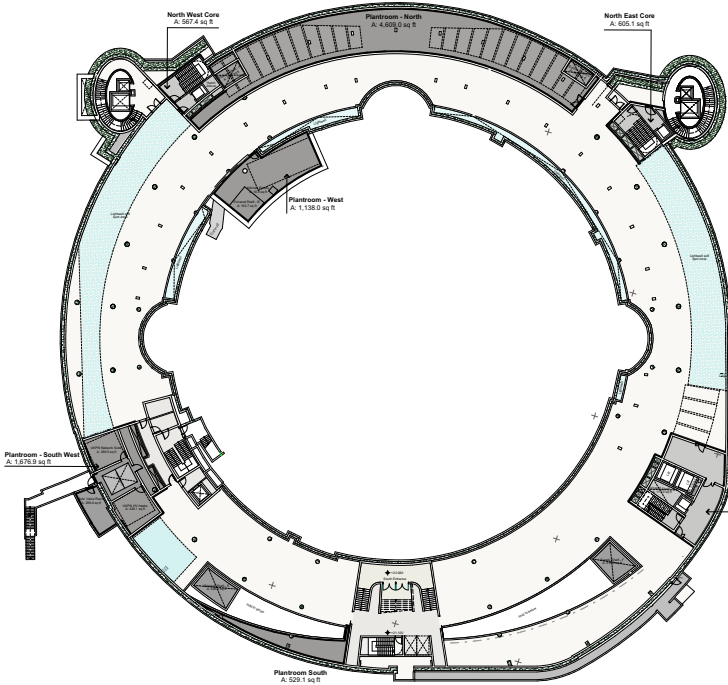
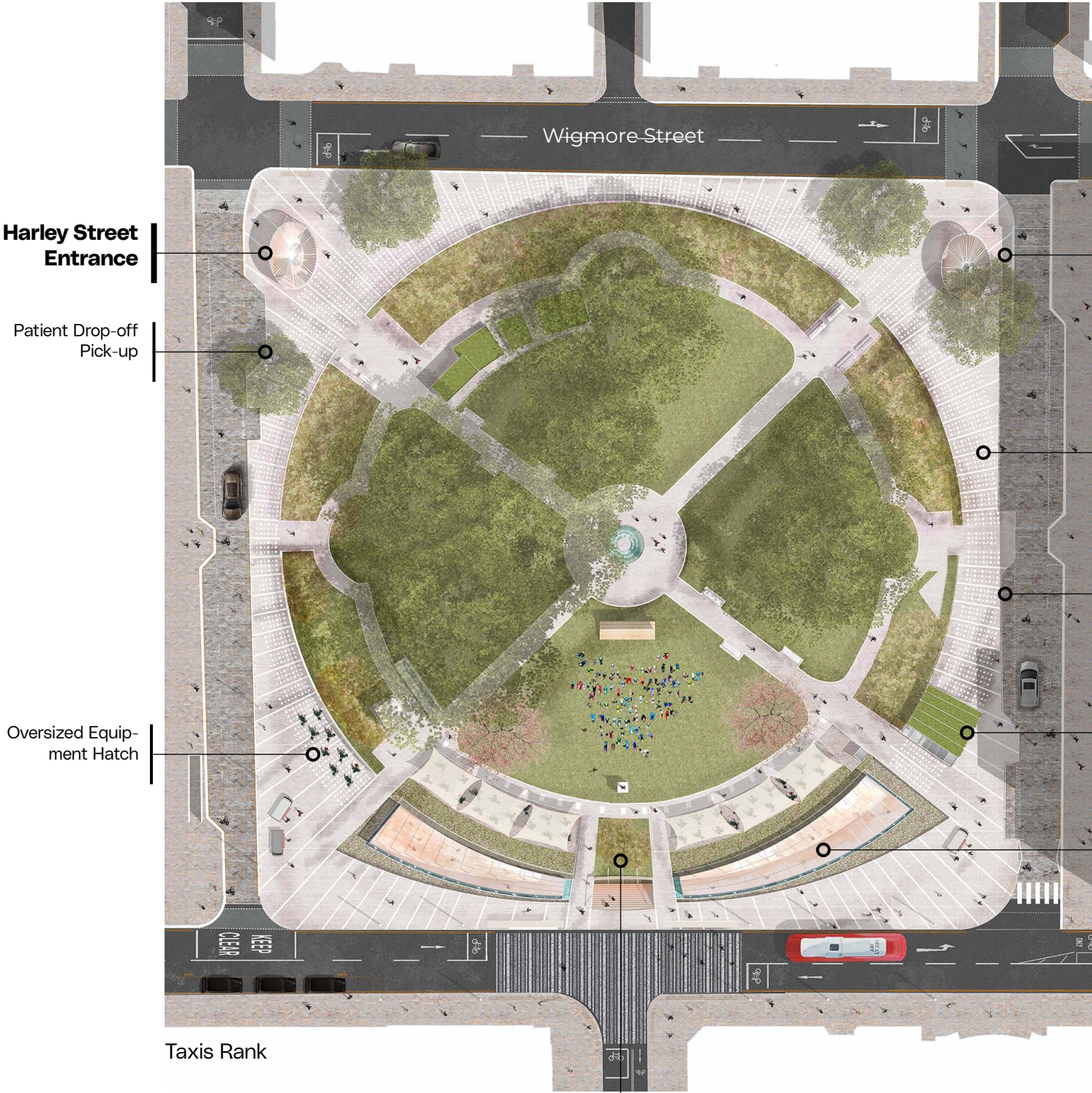


RECUPERATION

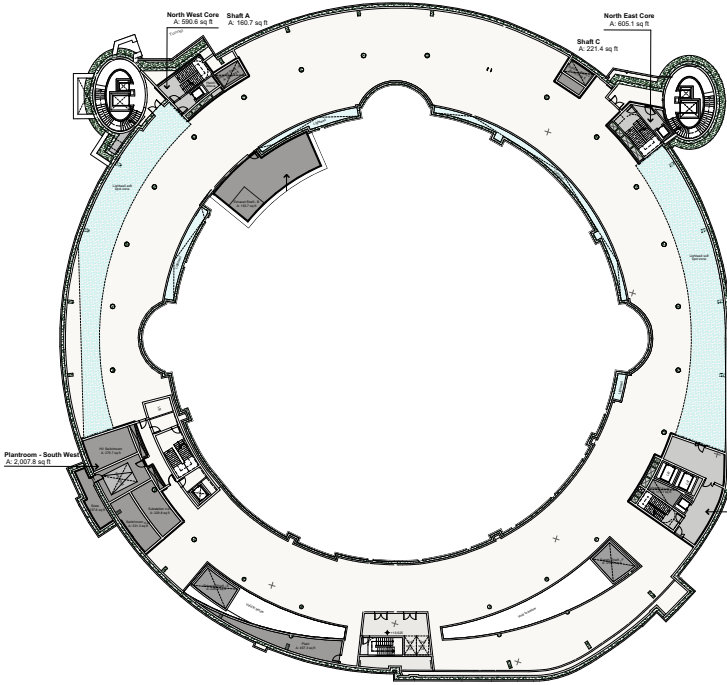
A unique recovery experience can be enjoyed amongst the tranquil, bright interiors and grassy areas of the gardens.

02. Plans

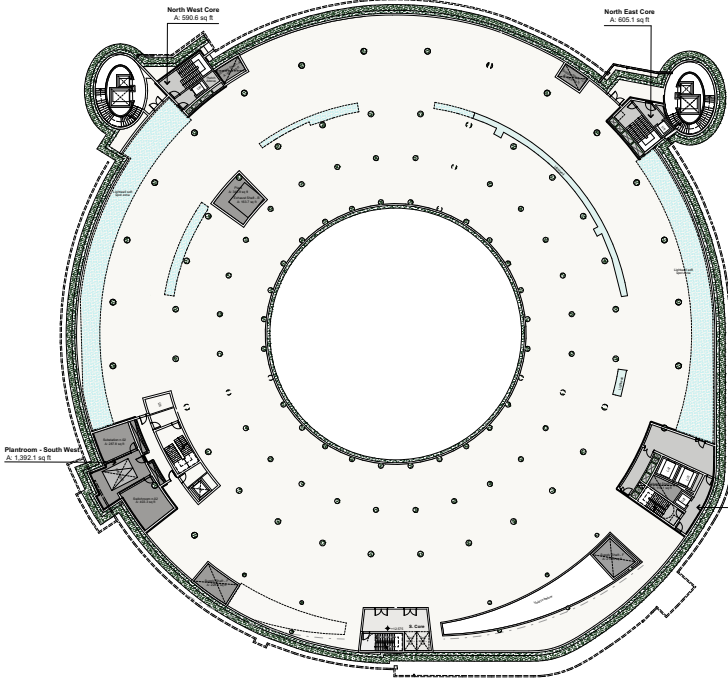
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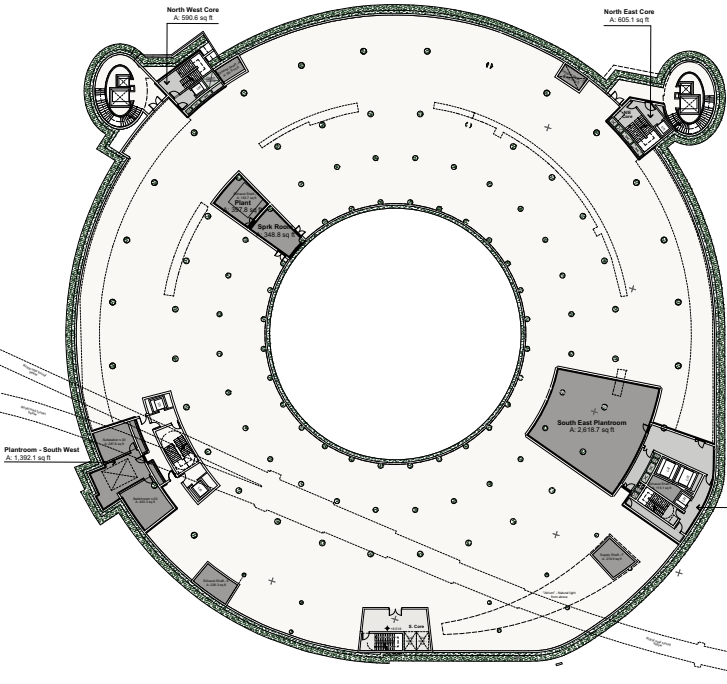
Level 01



Level 02



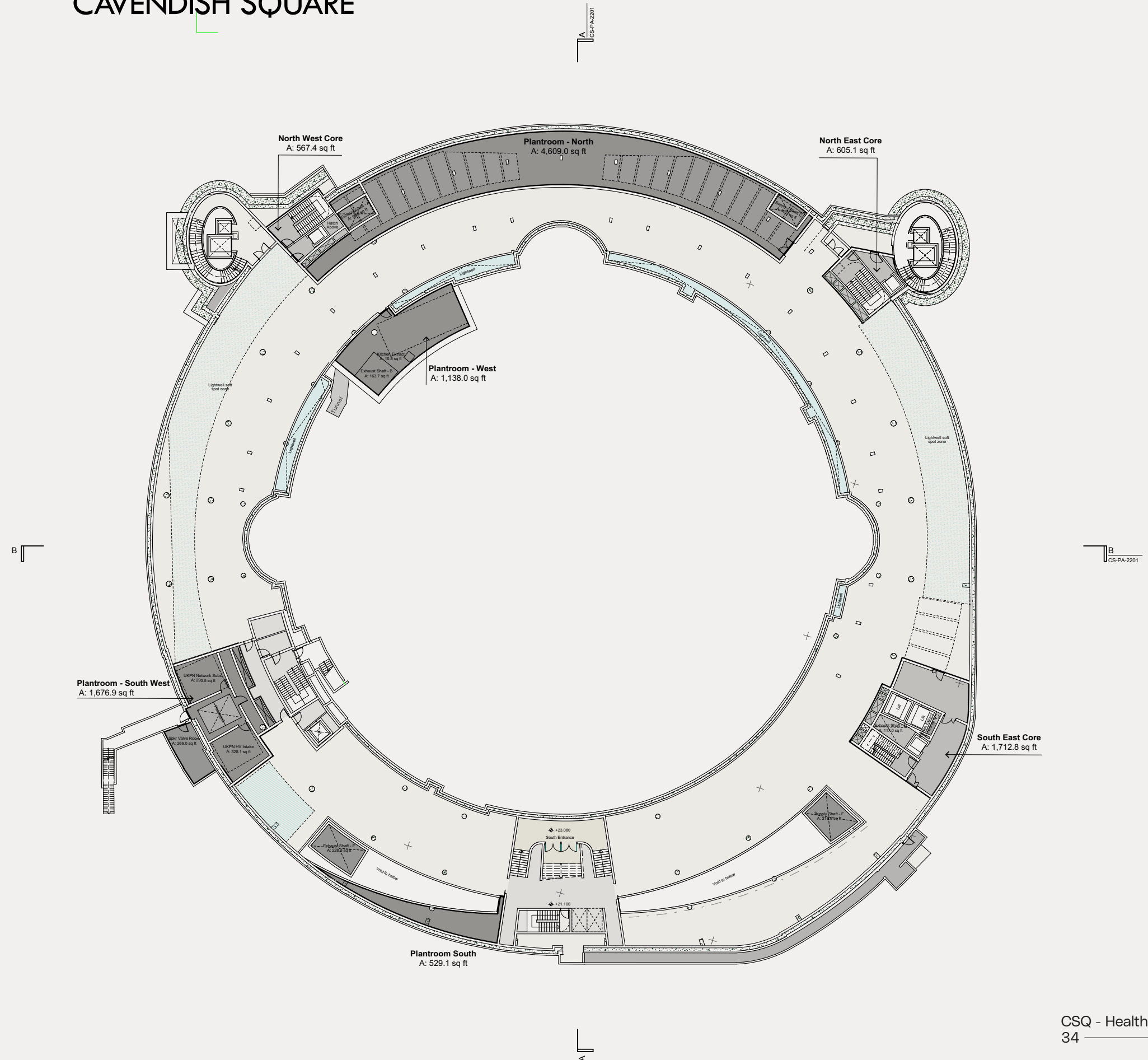
Level 03



Level 04

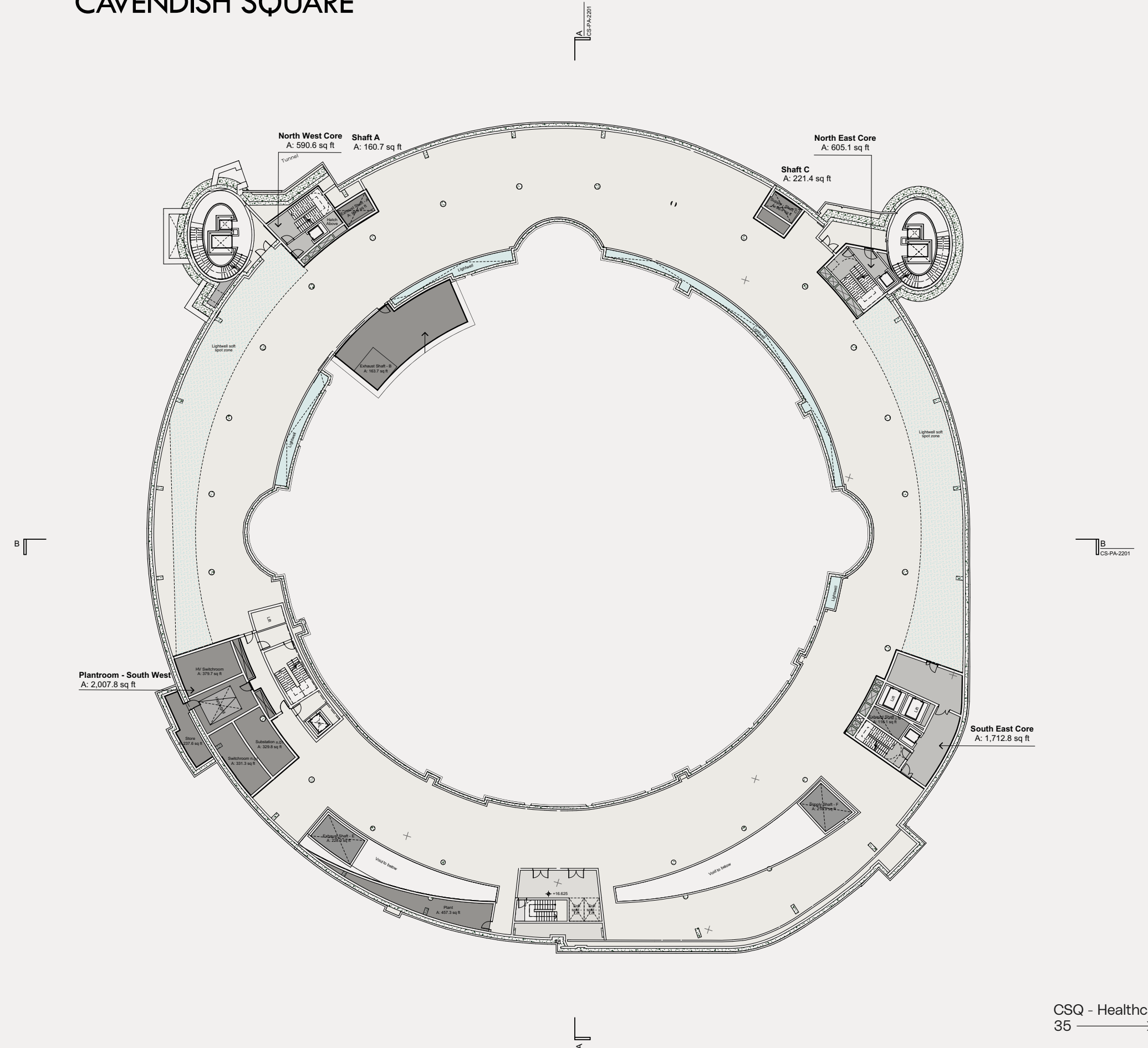
Level 01

CAVENDISH SQUARE



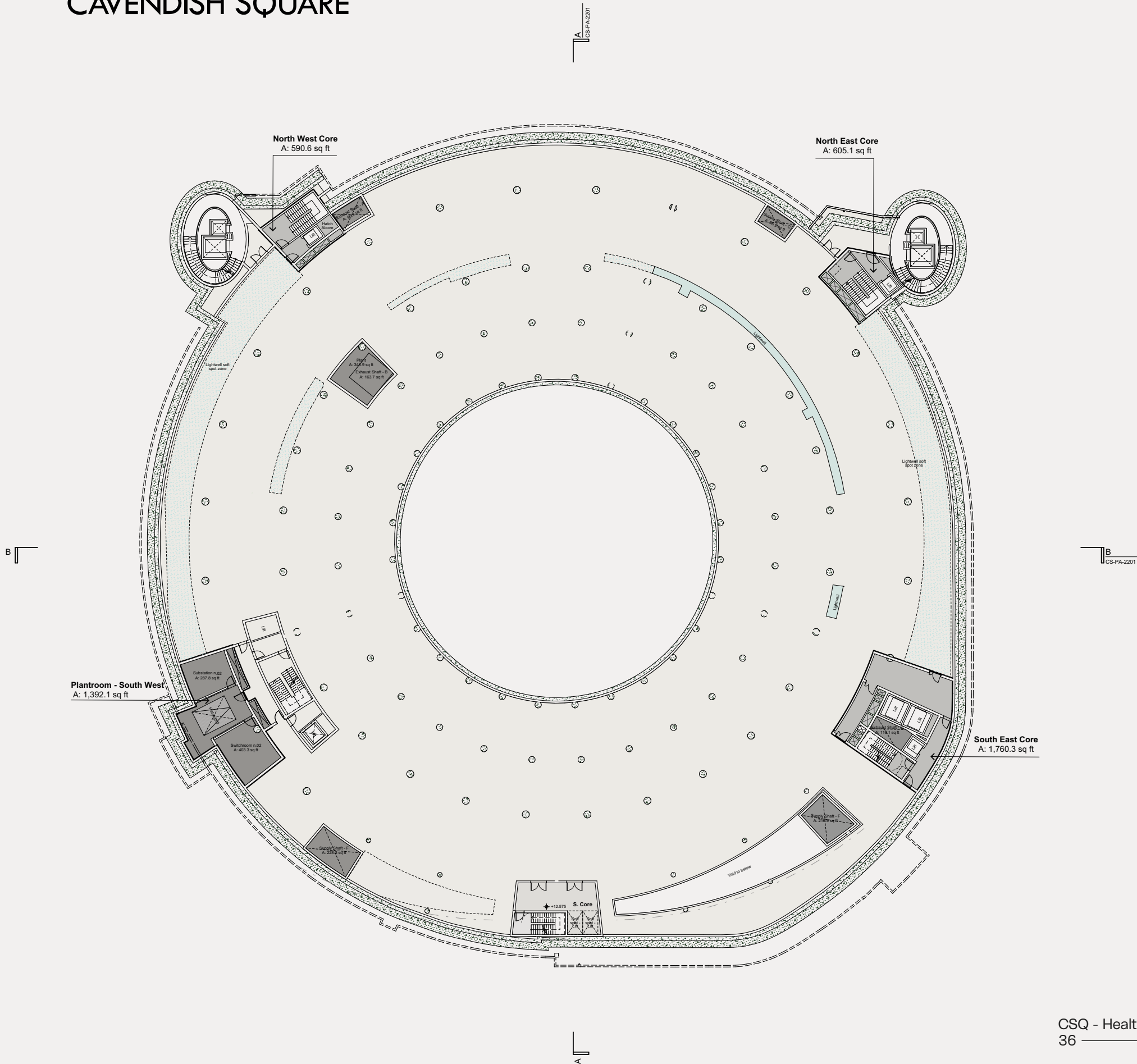
Level 02

CAVENDISH SQUARE



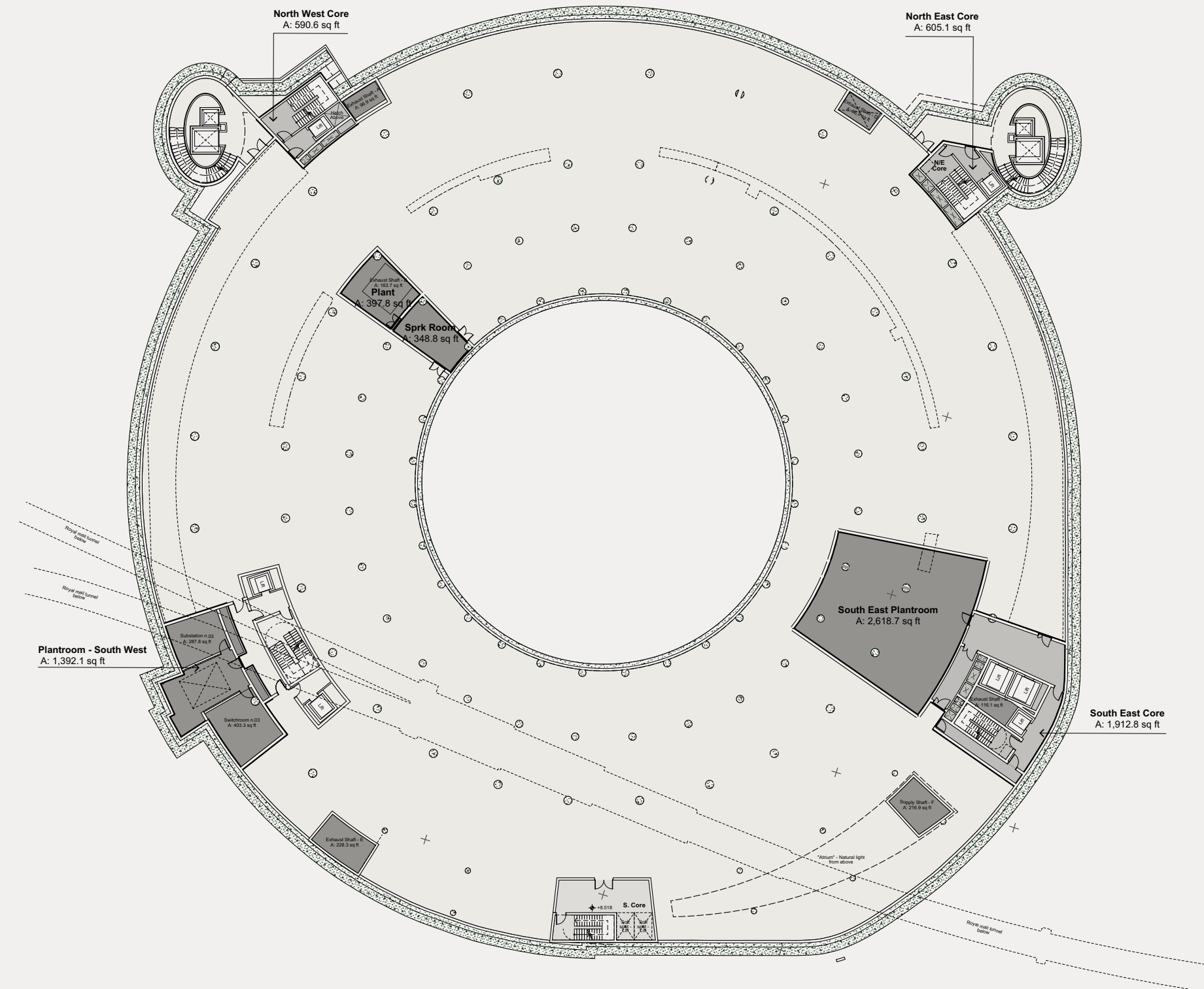
Level 03

CAVENDISH SQUARE



Level 04

CAVENDISH SQUARE



03. Appendix

CAVENDISH SQUARE



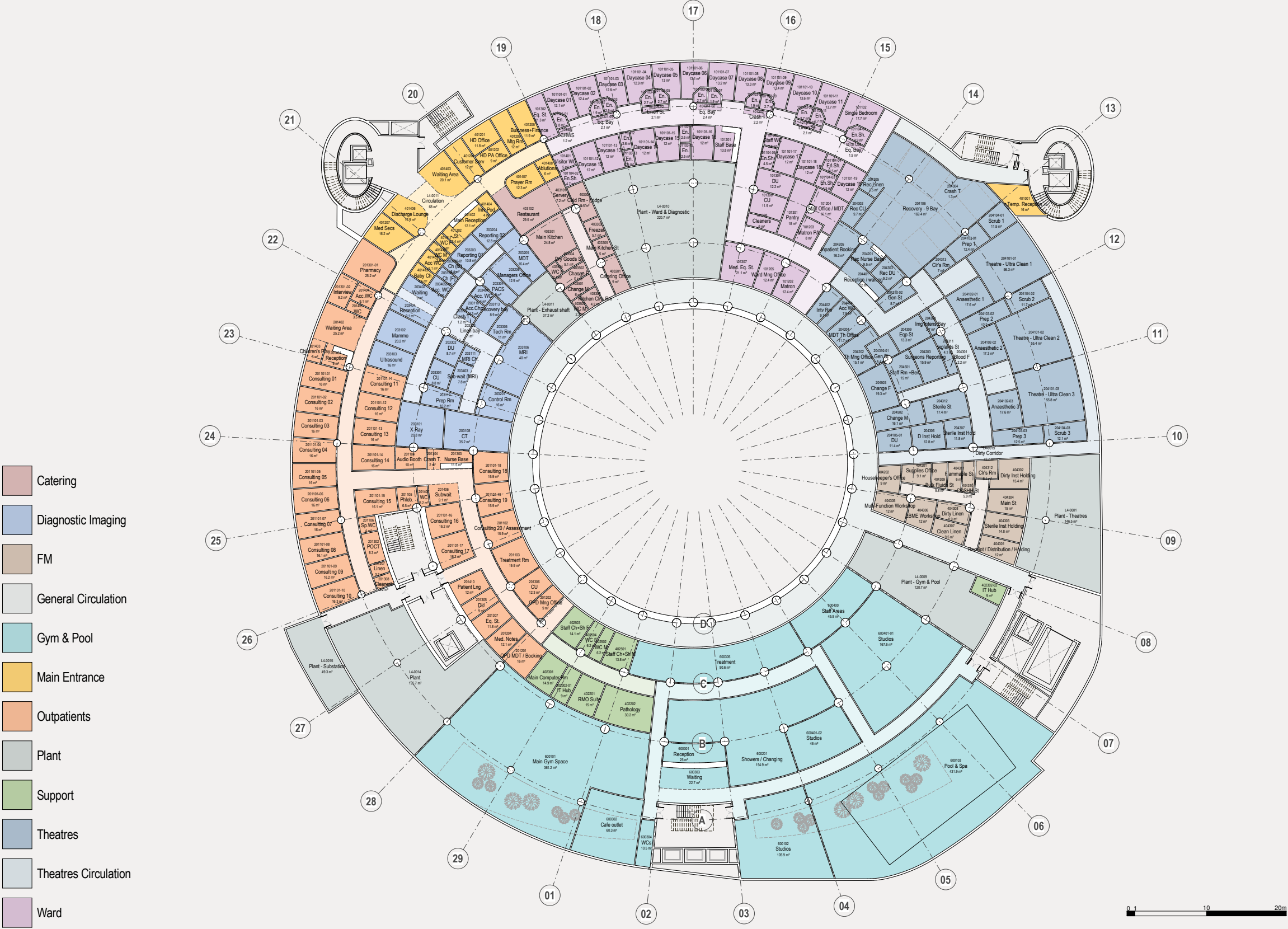
ILLUSTRATIVE LAYOUT

General Outpatient Healthcare Facility

INCLUDES:

- **Consulting:**
 - 20 x Consult
 - Exam Rooms
 - Treatment Rooms
 - Dispensing Pharmacy.
- **Diagnostic Imaging:**
 - Ultrasound
 - X-Ray
 - Fluoroscopy
 - Mammography
 - CT and MRI
- **Procedures:**
 - 3 x Theatres
 - Recovery Bay
 - Day Case Ward
- **Wellness / Rehabilitation Gym:**
 - Hydrotherapy pool
 - Gym & Changing

CAVENDISH SQUARE



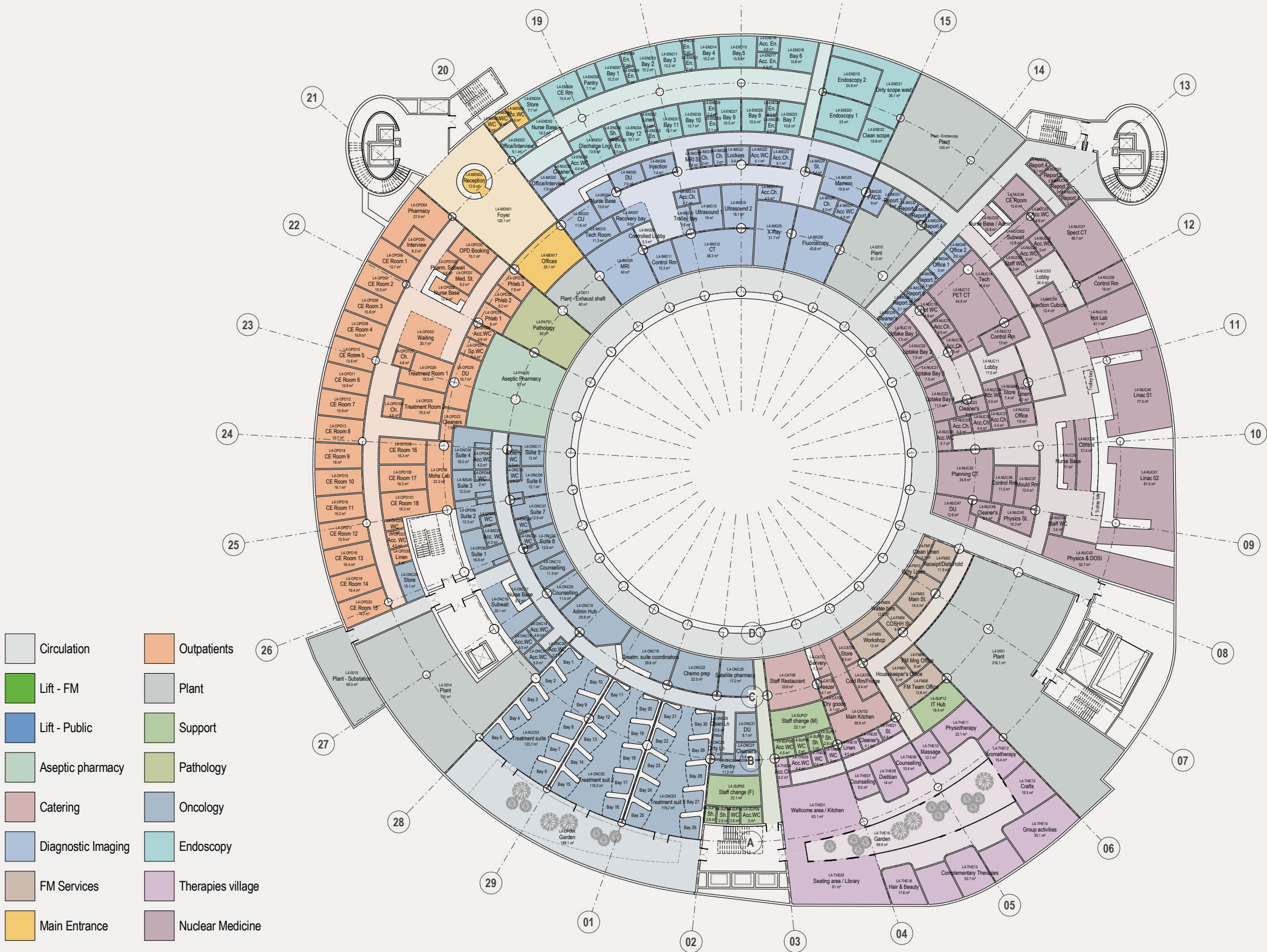
ILLUSTRATIVE LAYOUT

Cancer Centre

INCLUDES:

- **Consulting:**
15 x Consult / Exam Rooms, 2 x Treatment Rooms with Mohs lab, 3 x Phlebotomy Rooms with Lab, Dispensing Pharmacy.
- **Oncology:**
10 x Private Patient Rooms with ensuite WC, 30 Patient Bays, Chemo preparation and Aseptic Pharmacy.
- **Endoscopy:**
12 Private Patient Rooms with ensuite WC, 2 x Endoscopy Rooms, Endoscope Disinfection Unit.
- **Diagnostic Imaging:**
Ultrasound, X-Ray, Fluoroscopy, Mammography, CT and MRI.
- **Nuclear Medicine:**
PET CT, Spect CT, Linac and Cyberknife.
- **Therapies Village (Wellness):**
Garden, kitchen and an array of therapy and craft spaces.

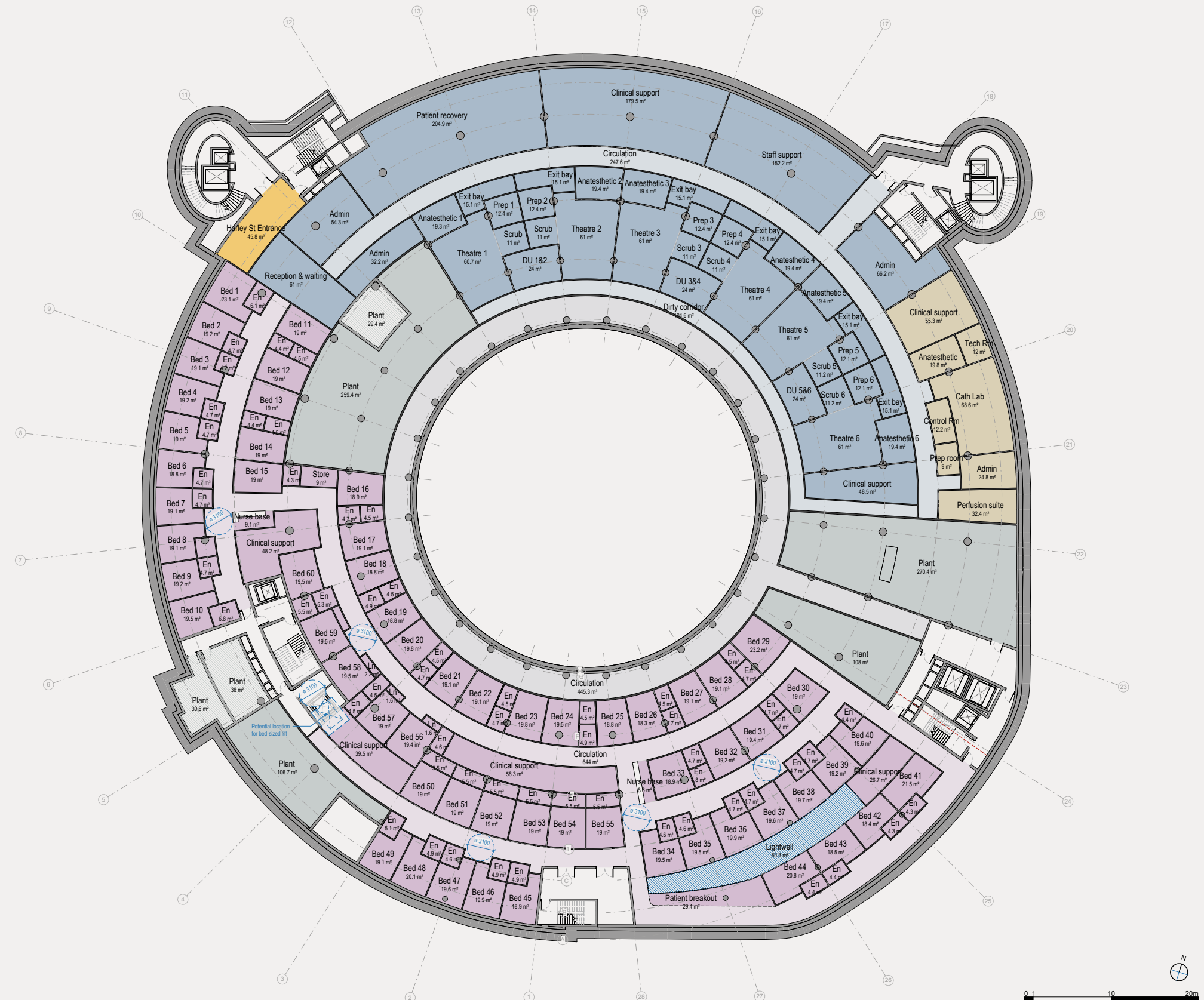
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Theatres and Inpatient Wards

reef+partners

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Harley Street, London

