



Plant Room Extension and New Access Stair

Design and Access Statement by Race Cottam Associates
For Barnsley Hospital NHS Foundation Trust

Design and Access Statement

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Design and Access Statement

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Introduction

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This Design and Access Statement has been prepared in support of a full planning application by Barnsley Hospital NHS Foundation Trust for the extension of an existing roof top plant room to facilitate the upgrading and replacement of existing services and plant kit for the existing theatres.

The scope of the full scheme comprises:

1. Localised upgrading of mechanical and electrical services
2. An extension to the existing rooftop plant room to accommodate the upgraded and replaced services machinery, which will be accessed from the roof or from the existing plant room.
3. Installation of a new access stair and housing. The purpose of this is to facilitate improved access from ground level to the roof, replacing existing access deemed unsatisfactory.

The full project scope is provided to give context to the proposed works. However, it is only items 2 and 3 (Plant room extension and stair/housing respectively) that this application refers to and for which full planning approval is sought.

This document forms part of a planning application pack and therefore should be read in conjunction with all drawings and any additional supporting information documentation. Enclosed drawings are indicated below:

- PL01/P1 – Site Location Plan
- PL02/P1 – Existing Roof Plan
- PL03/P1 – Proposed Roof Plan
- PL04/P1 – Existing Proposed Elevations
- PL05/P1 – Stair Drawing
- PL06/P1 – Design and Access Statement

Site/Existing Building

1 2 3 4 5

The existing plant room (see fig.1-3) is located at roof level to the Main Podium Block, and the new access stair is located to the corner of this same block. The existing plant room is clad in a mid-grey trapezoidal cladding with colour matching aluminum ancillary details. No works are proposed to the envelope of the existing building, other than penetrations to the existing plant room.

Existing access to the plant room is currently served by a ladder access point at ground level, which becomes the site for the new access ladder (see fig.4 and 5). Internally, there is a vertical ladder inside in the plant room dropping to first floor, or the room can be accessed via a staircase in another block and a significant walk across the roofs



Proposal

1 2 **3** 4 5

The new extension to the existing plant room will accommodate new and upgraded plant machinery at roof level. It will abut the existing plant room wall and be detailed not to exceed the existing roof height. The building will have an L-shaped footprint of approximately 196m² and a mono-pitched roof ranging from a height of approximately 4.17m to 4.62m above roof level. The proposal is to match existing materials by using a trapezoidal insulated cladding panel in a mid-grey, with matching PPC aluminum ancillary details. The new solid steel doors will be a contrasting grey and the steps and handrails from roof level will be galvanized metal.

The new stair housing will sit on an existing grassed area approximately 1.5m away from the building edge and will require a structural concrete slab to be flush with existing ground level. The staircase itself will be a U-Shaped staircase made from the following components:

- Metal grate-style treads with open risers.
- Steel PFC structure.
- Open mesh metal door.
- Proprietary metal handrail bolted to structure.
- Metal grate walkway to existing roof with proprietary metal handrail when final landing level is reached.
- Housing formed from an independent structural frame with perforated (circular aperture) metal cladding panels in a mid-grey.

The footprint of the staircase (including the cladding housing) is approximately 11.6m² with the staircase itself extending up roof level (approximately height 3.9m above ground level) and the cladding extending up to 5.2m above ground level.

Access

1 2 3 4 5

During the works, parking spaces local to the sites will be temporarily utilised to allow contractor set up and craning. The perimeter walkway to the building at the staircase site will be locally hoarded off for public and staff safety. Access to the sites will be via the existing hospital roads.

Access to the proposed plant room extension will be, from roof level, via a proprietary metal stair and handrail, with 3no. risers covering a total of 600mm rise. Generally, safe roof access to the hospital will be greatly aided by the construction of the new staircase.

Conclusion

1 2 3 4 **5**

The existing services and plant machinery at Barnsley Hospital is scheduled for upgrading/replacement. To facilitate this, an extension to the existing plant room will be required, and access from ground level to roof level will need upgrading via a new external staircase and housing.

The plant room is designed to aesthetically match the existing roofscape, and the new stair housing will greatly improve vertical access for maintenance for the hospital. Both are small projects that will improve the functioning of Barnsley Hospital whilst having little aesthetic impact on the external elevations.

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