



Extension and Alterations,
Spire Yale Hospital
Croesnewydd Road, Wrexham
Design & Access Statement

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1.0 SUMMARY OF PROPOSAL

The proposals comprise extension to, and remodelling of, the existing Spire Yale Hospital premises in Wrexham.

The additional space provided comprises administration, healthcare and treatment facilities together with ancillary support.

The proposals also include an improved car parking provision served by a new access, improving safety and on site logistics and safety.

The existing building and extensions are single storey.

The form and design of the extension have been developed in consultation with Spire Yale Hospital to achieve an extended and improved facility reflecting their needs. The selection of materials and colours reflect the location of the building and are sympathetic to the existing building whilst also modernising the appearance.

2.0 INTRODUCTION

This statement provides written background information which is to be read in conjunction with submitted drawings which show details of the proposals. It also includes an Access Statement.

The main text provides an overview of the proposals but where additional information or specialist surveys are considered appropriate it is submitted as a separate support document.

This Design and Access Statement has been prepared by Lawray Architects to accompany a Planning Application for the proposed Extension and Alterations to Spire Yale Hospital, Wrexham.

This document is submitted electronically through the Planning Portal and relates to a Full Planning Application.

3.0 CURRENT BUILDING & SITE

The existing building was constructed circa. 1988 and has had limited adaption since. Theatre accommodation has been added, some additional office space is provided in an extension, and in remote external modular buildings.

Currently the building provides a comprehensive health care facility including diagnostic and treatment services with support accommodation and welfare facilities. Some services are outsourced or offered off site.

The existing car parking provision is largely accessed around the rear of the site and through the Hospital's service area. There are insufficient spaces provided currently requiring double parking.

4.0 PROPOSALS

It is proposed to extend the existing building and to relocate outsourced or off site treatment and services on to the main site to improve the efficiency and offer of the Hospital. A number of

additional Bedrooms are also provided both in the extension and as a result of remodelling following reprovision of Administration accommodation in the extension.

Also, to meet the developing needs of the Hospital, additional space is required to provide further administration and support accommodation for existing staff numbers with some scope for a potential limited increase in numbers.

The extensions allow for separation of Clinical and Administration staff entrances, from each other and from the Patient entrance.

A new vehicular access is to be formed from Croesnewydd Road into the existing car park, which is to be extended and surfaced to provide an additional 39no spaces. This will greatly improve site safety and accessibility with neither pedestrians nor vehicles passing through the Hospital's service area, which currently serves as a primary circulation route for both.

The existing site entrance will be retained and will provide continued access for service vehicles, consultants and some patient blue badge parking.

The site is not located in a flood risk area.

An Ecology Report is submitted with the Planning Application confirming that there are no protected species habitats or routes affected by the proposals.

An Arboricultural Report is also included in the Planning Application. There are a number of low quality tree and shrub areas on the site which will be removed as part of the works and for which compensatory replacement planting will be included. Root protection areas have been identified for a line of mature Lime trees to the former driveway approach of the neighbouring Croesnewydd Hall and no dig works procedures will be followed here with some low level branch removal and shrub clearance.

5.0 ACCESSIBILITY

The improved car parking layout will provide additional blue badge parking spaces in close proximity to the new Physio department entrance and to the main entrance.

The building is to comply with the Building Regulations Approved Document M and is also to meet the guidance set out in BS8300: 2009.

The following demonstrates those provisions incorporated to achieve the required accessibility.

- Approaching and Entering the new Building

Level access will be provided to the Main Entrance at the front of the building, to the new Physio Department Entrance and to each of the Staff Entrances to the rear of the building.

The Patient Entrance and Staff Entrance doors are automatically or assisted operated respectively, the staff entrance will be fob controlled for security.

- Horizontal Circulation

All new internal doors generally will include a 926mm leaf, with minimum side clearance of 300mm to provide wheelchair access. With the exception of Bedroom and Stores doors will generally include vision panels. Any extensive areas of glazing will include manifestation at two levels.

- Toilet Provision

There is extensive existing accessible toilet provision in the Hospital unaffected by the works. In addition a new accessible toilet is provided in the Physio department in accordance with Approved Document M and BS8300.

- Visual and Hearing Impairment

The decoration and selection of finishes within the building are yet to be finalised but contrast levels will comply with the Building Regulations, British Standard and good practice.

Any new signage throughout will be wholly compliant, will achieve colour contrast and will include Braille. An existing portable loop is available for the Treatment Rooms.

6.0 ENVIRONMENTAL SUSTAINABILITY

The extended and improved facility will be subject to Building Regulations applicable at the time of submission, achieving appropriate levels of thermal performance, energy efficiency and reduced emissions.

The services design philosophy will consider available alternative technologies and determine appropriate recommendations.

Features will include;

- Building elements chosen to reduce heat losses and heat gains.
- Minimised air leakage rates through robust building design and construction methods.
- Use of natural daylight wherever possible.
- Use of natural ventilation wherever possible.
- Use of energy efficient lighting fittings and controls.
- Dedicated controls on pumps and fans to minimise energy consumption.
- Low flow water fixtures and fittings.

Both during the construction and within the finished building the disposal of waste is being managed and where possible it will be recycled.

The existing site facilities include for on-site storage of separated paper, plastics, glass, cans and residual waste which are the anticipated continued waste products from the building. The bins are stored within a waste compound to the rear of the site serviced by private collection vehicles.

Clinical waste will be subject to separate specialist collection.

7.0 CHARACTER

The existing building is single storey with facing brick to external walls with a natural slate roof and terracotta ridges and hips. Fascias and verges are stained timber with windows and doors in stained hardwood or wood effect upvc.

The external walls to the extensions will similarly include facing brick to match the existing as closely as possible with the addition of secret fix white finished textured high pressure laminate wall panels. The roof will be colour coated insulated standing seam composite steel cladding with matching pressed steel eaves and verge flashings.

The scale, form, elevational detailing and choice of materials are appropriate in relation to the existing building.

8.0 COMMUNITY SAFETY

Within the public areas to the front of the new building there will be limited areas of planting and paving creating a pleasant open approach to the main entrance

There are no hidden corners created as a result of the landscaping or enclosures and all areas to the front of the site will be clearly visible. External areas throughout will also be illuminated with a combination of column and building mounted lighting.

Landscaping will be generally designed to be trees or relatively low level shrub planting to allow natural surveillance and will also be deterrent through selection of plants to avoid creating spaces for concealment.

9.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Whilst the existing vehicular access to the site is retained usage will be much reduced as the majority of traffic will be diverted to the new site entrance providing direct access to the improved and extended car park. Within the site there is no vehicular access from the existing entrance to the car park, improving safety.

Wrexham County Borough Council Highways Department have been consulted regarding the new access and the proposals for the entrance and right turning lane modifications are considered acceptable. A Section 278 agreement will be required.

10.0 CONCLUSION

The proposals respond to the needs of the Hospital in terms of scale and form and whilst reflecting the existing materials also serve to improve the aesthetic of the site.