Design and Access Statement

Refurbishment and Roof Replacement Works

Chippenham Community Hospital

for Wiltshire Council



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1.00 INTRODUCTION

This statement relates to the demolition and relocation of the Physiotherapy Department at Chippenham Community Hospital, Rowden Hill, Chippenham, Wiltshire, SN15 2AJ, to secure its medium to long term future.

The existing Treatment Block which is formed of a lightweight timber framed building has become dilapidated and reached the end of its service life. The proposed demolition requires the relocation of the Physiotherapy Department, creating further remodelling and refurbishment works in different areas of the hospital as a result.

2.00 THE SITE

The site is situated on Rowden Hill, near the centre of Chippenham. The adjoining land is primarily residential on the South side, with fields to the East and West, and a primary school at the North. The front and main central range of the building were originally constructed in 1858-9 from limestone ashlar with fibre cement roofs as a purpose-built workhouse and is grade II listed. It became a hospital in 1947 and has since had various extensions of different types of construction.

The freehold of the site is owned by NHS Property Services Ltd. The property is leased to a number of healthcare providers and the primary occupier is Wiltshire Health and Care, who operate clinical services at the Hospital. In addition, there are a number of subsidiary parties that operate facilities from the hospital and specifically the Wessex Suite.

The proposed works are solely in relation to the existing building and no extensions or new buildings are proposed for the site at this time.

3.00 PROPOSED WORKS

The scope of work includes:

1. Replacement roof coverings to pitched roofs.

The roof comprises a duo pitched traditional cut timber roof structure. We understand the roof structure to be original, however the coverings appear to be replacement and comprise fibre cement slates. The asbestos status of the slates is unknown, however, there is a significant risk that the slates contain asbestos. The soffit of the roof construction is close boarded therefore it is unknown if a roofing underlay has been installed. The verges are of traditional wet verge construction finished with timber barge boards. The junction of the wall abutment is finished with continuous lead flashings and soakers. The eaves overhang by approximately 300mm throughout, and are of timber board construction, which provide a good level of protection to the wall areas directly underneath. Rainwater goods comprise pvc half round gutters, discharging either onto flat roof areas or to round pvc downpipes.

The roof is of cold roof construction and the depth of insulation over suspended ceilings is approximately 100mm of loose laid mineral wool quilt, which does not meet current standards.

The proposal is to strip and recover the roof structure, incorporating a modern breathable under felt and fibre cement slate covering to match the existing aesthetic. The existing lead details will be renewed – the intention is to replace all the details and aesthetic of the roof like-for-like while incorporating modern standards of insulation at ceiling level and weathering.

2. Replacement roof coverings to flat roofs.

There are a number of sections of flat roofing over the current Wessex Suite area and to the link corridor areas. The build-up comprises a woodwool slab roof deck, which is covered with built up mineral felt. The age of this roof covering is not known. The condition of the flat roof covering is poor. There is extensive evidence of patch repairs having been undertaken in the past to the Wessex Suite area and there are extensive and large water blisters to the mineral felt over the link corridor areas. Structural investigations of the roof deck have identified that the roof decks over the current Wessex Suite area are sound and can be retained. The roof deck to the south end of the link corridor is in poor condition and requires replacement. The condition of the flat roof areas is considered poor overall.

It is proposed that the existing roof coverings will be overlaid with a product such as built-up mineral felt. Replacement of this element simultaneously with the main roof will ensure the jointing, junctions and abutments are replaced to the same standard, which will ensure longevity, quality of installation and thermal efficiency. It is proposed to thermally insulate the flat roof areas over the consulting/treatment rooms as a warm roof construction. The link corridor areas shall remain uninsulated to maintain the existing clerestory window arrangement and proportions.

3. Remodelling and Refurbishment of Wessex Suite.

Remodelling and full refurbishment of the old Community Team offices is required to create a replacement Wessex Suite comprising five consulting rooms, reception area and additional ancillary spaces including storerooms, sluice and staff welfare. This involves remodelling of the space to create the various spaces required, together with full replacement of mechanical and electrical services. Full replacement of internal fabric and finishes is also required throughout to meet the new use and arrangements.

The external walls to the new Wessex Suite are to be retained as part of the works. Low level windows that face onto the internal corridor shall be infilled with fire resisting construction. The existing door to the courtyard area shall be replaced with a window to provide ventilation to the new accessible WC, and the adjoining window shall be converted to a door. The existing stone jambs and sills shall be re-used as part of these works to maintain the conversation appearance of the building. The associated door and window shall require replacement as part of these works. Otherwise, due to the listed building status, the existing external doors and windows shall be retained.

The existing internal partitions are of lightweight studwork construction faced with plasterboard and are not original to the 1850's building. Having been installed as part of previous remodelling that appears to date to the 1970/80's. New partitions shall be of metal frame construction faced with plasterboard.

4. Physiotherapy Treatment Room Adaptations.

The end user requirements for the new Physiotherapy area are to provide 7no. Treatment Rooms for outpatient physiotherapy services to replace the 7no. Treatment Bays that shall be lost as a result of the demolition of the Physiotherapy Building. This will include floor finishes replacement and redecoration.

Reconfiguration of the existing meeting room is required to provide 2no. new treatment rooms. As part of this reconfiguration, the existing external doorset and side screen will need to be removed, and will be replaced with a window to match the existing one adjacent. The area surrounding the new window will be rendered to match the existing aesthetic of this elevation of the building.

5. Physiotherapy Building Demolition.

Upon completion of the refurbishment works the current Physiotherapy Treatment Block shall be demolished. This is a lightweight timber framed building constructed off of a concrete floor slab and clad with timber boarding. The Treatment Building dates to the 1970/80's and does not contribute to the historic character of the wider building.

The proposal for this area is to include the isolation, disconnection and removal of existing M&E services. Including adaptation of the existing services that are being retained. Followed by demolition of the structure. Careful consideration is required to maintaining the existing link corridor between the front of the hospital and the In-Patient Wards.

It is proposed to construct the new external wall in framed construction and finish the external walls with a render system and incorporate windows and fenestration to match the adjacent 1980s ward block in appearance.

6. Boiler Replacement Works

The existing boilers, ancillary equipment and controls require replacement. The preferred option is to arrange the boilers in a cascade formation. The removal of the existing chimney will be carried out and will be replaced with stainless steel flues.

A new gas supply will be required to accommodate the new boilers due to the occurrence of low gas pressure being experienced at the boilers. The new gas pipe will extend from the main meter running through sections of the existing building, in particular the Physiotherapy Departments and adjacent corridors. The new gas pipe will be installed before removal of the and upgrading of the existing.

All pipework, controls and ancillary equipment pertaining to the heating system contained within the plant room will be removed and replaced. The existing hot water calorifiers are to be serviced and chemically cleaned but will be retained.

4.00 REASON FOR REPLACEMENT

Further to the above, parts of the existing building have been neglected and have not received extensive maintenance works for a significant period of time. As a result, a number of the building elements are at, or are nearing the end of their serviceable life cycle.

The existing Physiotherapy Treatment annexe is dilapidated and beyond its serviceable lifecycle, and therefore requires demolition. Its demolition requires relocation of the Physiotherapy Department, which necessitates the remodelling and refurbishment of other areas/buildings within the hospital grounds.

A roof replacement scheme will allow for this element to be improved to modern standards of thermal efficiency, in accordance with the Building Regulations. In association with roof covering replacements the lead work detailing shall be replaced with traditional details in accordance with the Lead Sheet Association requirements, alongside improved levels of weathering to the building to prevent the risk of leaks occurring and mitigate damage to the structure and internal elements. This will facilitate the continued and sustainable use of the building.

The internal decoration within the proposed physiotherapy area is tired and needs to be renewed, using finishes appropriate for the surfaces and use. Damp remediation works are also required in this area to make the building suitable for use.

Remodelling works to create a proposed new Wessex Suite that suits the demands of the end users requires the alteration of some external elements, including the existing door to the courtyard area being replaced with a window and the adjoining window being converted to a door.

5.00 ACCESS

The proposal is not expected to have an impact on existing accessibility. New automatic doors will be added to the Main Entrance of the proposed Physiotherapy Department to allow access into the building for all users. The Main Entrance to the proposed Wessex Suite is to remain as existing to keep the current floor level the same. New thresholds will be installed to the existing door opening internally.

6.00 HERITAGE STATEMENT

6.01 Character & Appearance

The original building, erected in 1858-9 was designed by Christopher C Creeke in Dutch Renaissance style. It was first listed in 1978 (Historic Listing Reference: 1267929) under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The building has several notable architectural features:

- Square limestone rubble with freestone quoins, plinths and dressings, hipped slate roofs.
- Originally two parallel ranges connected by a bar, now considerably infilled, it had two light stone mullioned cast-iron casement windows with hexagonal panes.
- Two-storey, three-bay range. The central bay is stepped forward under a Dutch gable with an oculus to the apex.
- C20 windows flank a semi-circular arched carriage entrance. The rear retains the cast-iron windows.
- The three-window range central block of the rear range is splayed to the first floor forming an octagon with a large lantern of two semi-circular arched lights with keystones and imposts to each facet which support a cornice and Dutch gabled parapets to four sides.

6.02 Impact on Character & Appearance

The project approach is to retain and repair elements where possible using traditional techniques and quality materials in keeping with the original design intent for the building. Elements to be upgraded will be done so sympathetically to maintain the original character and appearance of the building. The intention is to retain the original design and aesthetic of the building rather than alter this. The works will be managed accordingly to ensure that materials are appropriately sourced and works undertaken in accordance with the specification.

For the external elements, it is the intention of the proposal to replace any roof coverings, windows and doors in a style to match the existing and to minimise any aesthetic impact. The pitched roof will be recovered using fibre cement slates to match in with the existing fibre cement slates and those that are to be retained on the wider building.

The windows and external door on the proposed Wessex Suite have been surveyed and measured and a like-for-like replacement will be used to retain the current aesthetic of this elevation of the building. The existing stone jambs and sills shall be re-used as part of these works to maintain the conversation appearance of the building.

In conclusion, the proposals are designed in accordance with the character and appearance of the building. The elements covered within the listing are to be retained, repaired or replaced like-for-like.

7.00 PHOTOGRAPHIC SCHEDULE

Proposed Wessex Suite: External alterations to West elevation. Existing door to become a window and window on right hand side to become a door. Existing stone jambs and sills to be re-used. Existing vents to be replaced with louvres to meet ventilation requirements



Proposed Wessex Suite: East elevation showing 5no. windows above link corridor (bottom left) to be replaced with louvres to meet ventilation requirements. Flat roof above corridor to be replaced. Existing roofline to be maintained.



Proposed Physiotherapy Department: Signs of damp requiring remediation works.



Proposed Physiotherapy Department: Flat roof showing signs of failure and extensive patchwork repairs. In need of replacement.



Proposed Physiotherapy Department: Pitched roof showing signs of degradation. Requiring full replacement. Dormer window shown to be removed and not replaced as is not in use internally.



Proposed Physiotherapy Department: Lead valley in poor condition. Various man-made roof tiles used. Two types of flat roofing material used. All requiring replacement.



Proposed Physiotherapy Department: Cast iron valley in poor condition. Various man-made roof tiles used. Two types of flat roofing material used. Cast iron valley to be maintained and line with mineral felt.



Existing Physiotherapy Department: Flat roof blistered and beyond its serviceable life. To be demolished.



Existing Physiotherapy Department: North elevation of lightweight timber framed building constructed off of a concrete floor slab. To be demolished.



Existing Physiotherapy Department: South & East elevations of lightweight timber framed building constructed off of a concrete floor slab. To be demolished.



Link Corridor: Flat roof constructed from various materials in poor condition. To be replaced.



Link Corridor: Internal area of link corridor to be maintained following demolition of physiotherapy department block.

