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**Chippenham Hospital,
Replacement Windows
Design & Access Statement**

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Appendix A – 241381-910 Drawing and Document Issue Sheet

1.0 Introduction

11 Purpose

This Design and Access Statement has been prepared in support of a Full Planning and Listed Building Application to undertake Window and Door replacements at Chippenham Community Hospital.

A Heritage Statement has been prepared by Avalon Planning and Heritage, and this is included separately alongside the Application.

12 Outline Works Description

Removal and replacement of a select number of existing windows and doors, to the extent shown on the Planning Application drawings.

2.0 Application Site

21 Background

Chippenham Community Hospital provides an important range of services to its local community. The site operates 24/7 and includes two inpatient wards.

The site is owned by NHS Property Services Ltd. The property is leased to several health providers, and the primary occupier/user is HCRG Care Group who operate clinical services at the hospital.

22 History

The part of the hospital to which these works relate is described as the Central Block. Additional extensions were added from the 1960s onwards but the major portion of the Central Block is part of the original Chippenham Union Workhouse constructed in 1858 and the hospital is now Listed Grade II. Greater detail of the Listing, the history and architectural context of the hospital and numerous photographs, are all included in the Heritage Statement.

3.0 Local & Site Context

31 Location

The Hospital 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 to the North.

Vehicular and pedestrian access is gained from St Luke's Drive, which is in a residential area of Chippenham.

32 Flood Risk

Flood Risk data obtained from <https://flood-map-for-planning.service.gov.uk/> indicates that the site is located in Flood Zone 1 (Low Risk). This indicates that the site is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding ($< 0.1\%$). There is also a predominantly less than 1 in 1,000 annual likelihood of surface water flooding within the site overall and 1 in 30 annual likelihood to the South of the site.

33 Planning Policy Context

Chippenham Community Hospital is located in Chippenham Lowden & Rowden Ward in the administrative borough of Wiltshire District Council.

The Site will be subject to meeting the relevant policies of the below Development Plan Documents:

- Wiltshire Core Strategy (adopted 2015)
 - Core Policy 1: Settlement Strategy
 - Core Policy 10 Spatial Strategy: Chippenham Community Area
 - Core Policy 41: Sustainable Construction and Low-Carbon Energy
 - Core Policy 57: Ensuring High Quality Design and Place Shaping.
 - Core Policy 58: Ensuring the Conservation of the Historic Environment
- North Wiltshire Local Plan – Saved Policies (adopted 2006, saved policies 2009)
- Chippenham Site Allocations (adopted 2017)
- Chippenham Neighbourhood Plan (adopted 2024)

Other Material Considerations:

- NPPF (adopted 2024)
- (Emerging) Wiltshire Local Plan 2020–2038 (Pre-Submission Draft 2023)

4.0 Proposed Works

4.1 Existing Materials

Most of the existing windows are silver anodised aluminium with additional Crittall style metal (steel) windows in the 20th century extensions. Doors are a mixture of flush steel, glazed timber and glazed aluminium.

The building envelope associated with this application also includes 8no. original, painted steel casement windows with hexagonal lights, all of which are considered to be of significant architectural interest. These 8no. windows will be retained insitu and simply cleaned and repainted in white gloss to match the existing finish.

4.2 Overview

The proposal is to remove 181no. existing, late 20th century, aluminium and steel windows and replace them all, like for like, with new aluminium, thermally efficient windows. There are to be no alterations to the structural opening surrounds. New frames, glazing bars and fenestration have been designed to minimise sight lines and to improve the windows' relationship with the aesthetic of the building's original historic fabric.

The application also includes for the removal and replacement of 17no. external doors. With the exception of the entrance doors into the octagon (D 00.05) all the others are unremarkable late 20th century steel, timber or aluminium doors. The replacement of D 00.05 is necessary for the safe movement of staff, patients and visitors and has been considered in the Heritage Statement attached with this application.

4.3 Dilapidations

The User has reported that a large number of the existing windows are unsafe, dilapidated and difficult to operate. Handles, locks and ironmongery generally are failing and in disrepair on many windows and doors. All suffer from poor thermal insulation, draughts and weak security, and there have been reports of minor injuries as a result of a window's state of disrepair and declining structural integrity. Replacement parts for the windows and doors can no longer be sourced, and they are now considered to be unsafe and beyond their serviceable life

4.4 Design Proposals

With respect to the windows' performance, the Hospital User's prime concerns are safety, security and longevity, whilst an improvement in thermal efficiency will be of benefit both financially and for the User's comfort.

A number of the existing windows are single glazed, with secondary-glazing systems subsequently installed to try and improve thermal efficiency and draught-proofing. The secondary glazing is difficult to maintain and prevents full access to the outer windows, which, as a result, are never opened. New windows in these areas will remove all secondary glazing and return the windows' functionality.

In order to address aesthetic concerns relating to the Hospital's architectural style it was important to source a window design with slim sight lines and low profile frames. It was determined that an aluminium system would provide the best long-term, environmentally sustainable and maintenance-free solution, and the Comar Legacy double-glazed window system has been chosen to fulfil this brief.

All opening casements in this range are top hung and provide considerable improvements to safety and security by way of integral locking systems and restrictors. In addition, they will provide superior draught and weather seal performance and meet current Building Regulation U Value requirements.

Fenestration designs have been tailored to suit individual windows and, within the historic body of the building, to match as closely as possible, fenestration proportions of the windows they replace. In all locations the designs have been considered sympathetically to the overall architectural style. Further discourse on the design proposals are included within Avalon's Heritage Statement.

5.0 Conclusion

Over the course of the Hospital's history, it has been subject to progressive change, expansion and physical demands. In general, refurbishment of elements such as windows and doors, has been piecemeal and created a rolling requirement for repair and maintenance. Safety and security concerns, and maintenance limitations, now demand a more holistic approach to address these issues and enhance the building's usability.

These works will ensure the Hospital can continue to operate safely, securely and with an improved environment for both its staff and occupants.

Replacement of windows and doors, as discussed in this Application, will greatly reduce maintenance costs, help to unify the aesthetic of the old and new buildings and secure the legacy of the historic fabric, thus maintaining its relevance in a modern and more demanding environment.

