

**BLACKPOOL VICTORIA HOSPITAL  
NEW LAUNDRY BUILDING & STAFF CAR PARK**

BHVXX-GDA-VV-XX-RP-A-9000 P01

DESIGN & ACCESS STATEMENT

22<sup>ND</sup> OCTOBER 2021



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# 1.0 INTRODUCTION

# 1.1 INTRODUCTION

## KEY INFORMATION & EXISTING ENVIRONMENT

This Design and Access Statement has been prepared by Gilling Dod Architects on behalf of Blackpool Victoria Hospital, in support of a planning application for a new Laundry Building and supporting car parking works on the Blackpool Victoria Hospital Site.

The new Laundry Building will operate principally as a store clean and dirty hospital linen products, but will also contain office, meeting room and refreshment and relaxation facilities for Trust Facilities Staff and a new Medical Records Scanning and Storage Facility.

This document should be viewed along with the following documents also submitted in support of the application:

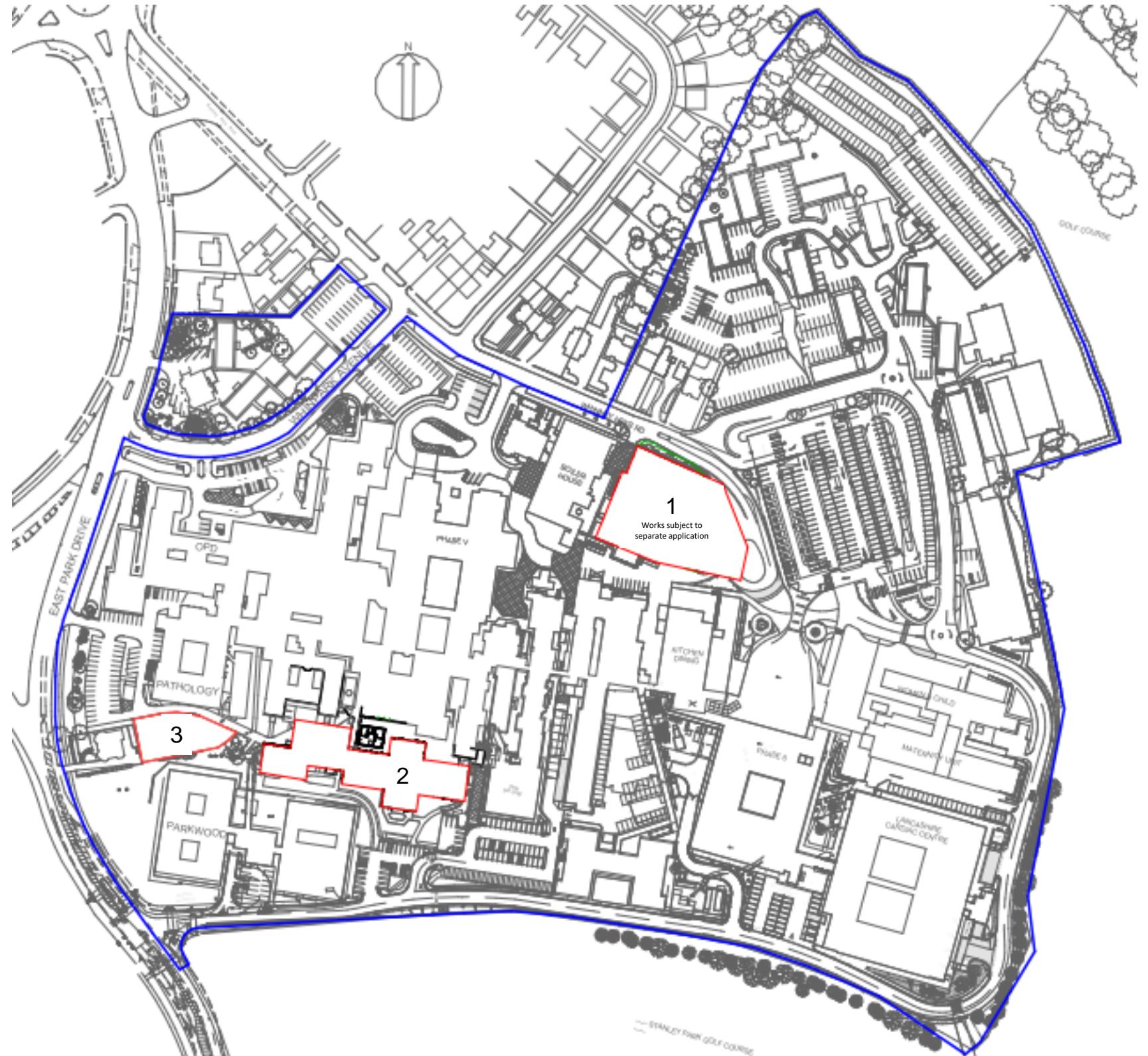
- Location Plan
- Proposed Site Plan and Landscape Plan
- Proposed Ground, First and Second Floor Plans
- Proposed Elevations
- Proposed Sections
- Existing Plans, Sections & Elevations
- Proposed Site Sections

### KEY INFORMATION

The Site Plan opposite indicates the blue ownership boundary of the Blackpool Victoria Hospital site and the three individual elements of the works covered by this application, which are as follows:

1. New Staff Car Park (Subject to a separate application)
2. New Laundry Building
3. Amendments to Car Parking & Access Road

Whilst the creation of the new Laundry Building is the key purpose of this application, the works identified in red line boundary 1 are enabling works to redirect the hospital access road around the proposed site of the new laundry building, whilst the works within red line boundary 3 result from the opportunity to demolish the existing laundry building once the new building is complete and operational.



## 2.0 EXISTING SITE CONTEXT

## 2.1 INTRODUCTION

### KEY INFORMATION & EXISTING ENVIRONMENT

#### EXISTING ENVIRONMENT

The demolition of the existing hospital laundry and construction of a subsequent staff car park are subject to a separate future application, but are referred to in this document due to their close links with the proposed works.

The existing hospital laundry building is situated on a prominent site at the main entrance to the hospital site off Whinney Heys Road.

The existing laundry building is a predominantly single storey terracotta brickwork structure in character with some elements of painted exposed concrete structure.

There a number of small connected buildings that have been added to the laundry building over time, which are of a mixed size and scale and are predominantly clad in utilitarian trapezoidal cladding systems.

The existing laundry site is bordered on all four sides by hospital access roads and on two sides by grassed landscaping, a mature hedge and some mature trees.



# 2.2 EXISTING SITE CONTEXT

STAFF CAR PARK SITE



1



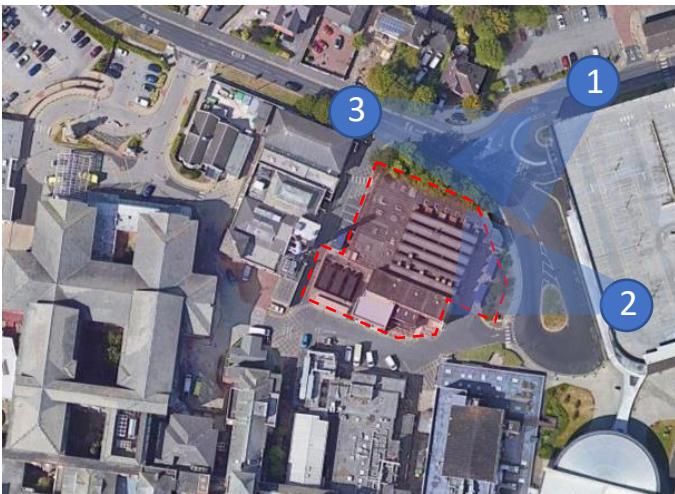
2



3



Proposed Staff Car Park site outlined in red:



## 2.3 INTRODUCTION

### KEY INFORMATION & EXISTING ENVIRONMENT

#### EXISTING ENVIRONMENT

The proposed site for the new laundry building is currently occupied by a service road and a timber fenced compound for a back up generator.

Bordered on two sides by inpatient wards to the east and a mortuary to the north and a hospital service access road to the south and west boundaries, the site itself is relatively unused.

The surrounding buildings on the north and east site boundaries are predominantly three storeys in scale and of a terracotta facing brickwork and dark grey concrete roofing tiles in appearance, albeit there are some small elements of white render also.



# 2.4 EXISTING SITE CONTEXT

NEW LAUNDRY BUILDING SITE



1



2



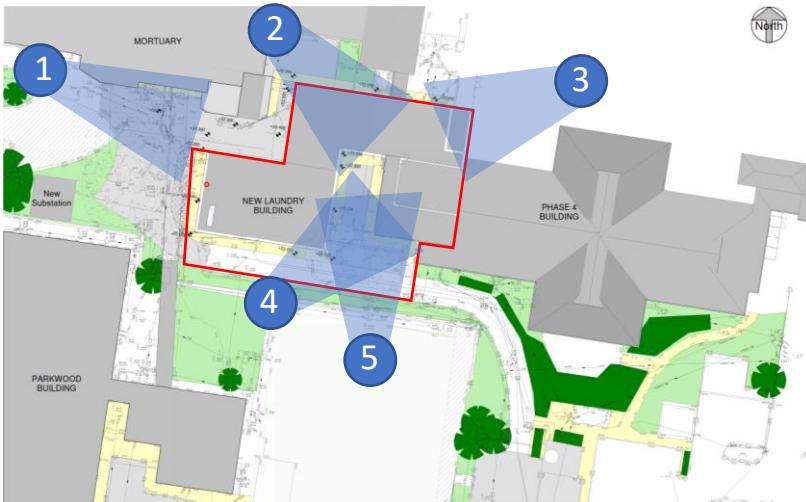
3



4



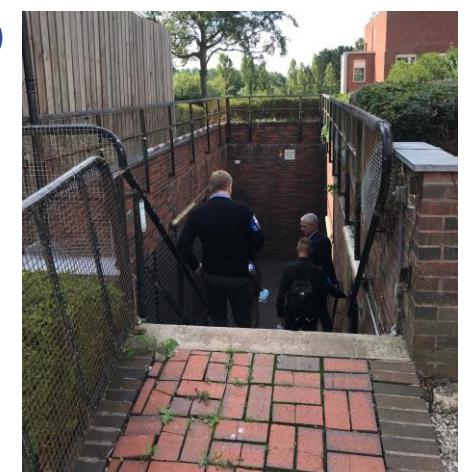
Proposed Laundry Building site outlined in red:



5



6

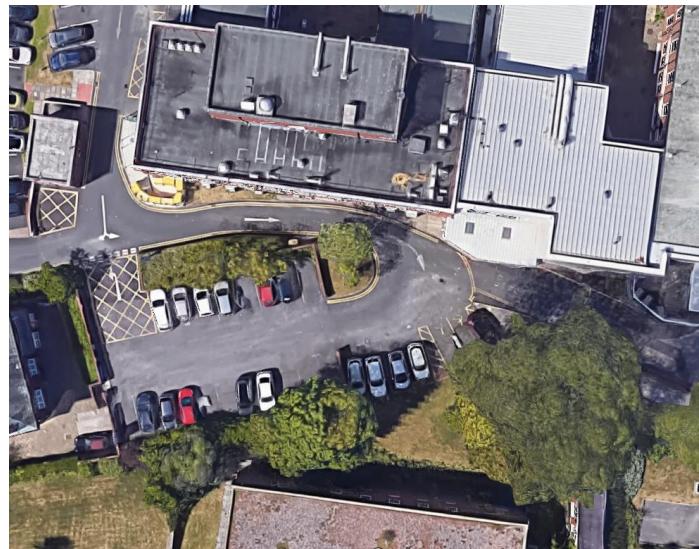


## 2.5 INTRODUCTION

### KEY INFORMATION & EXISTING ENVIRONMENT

#### EXISTING ENVIRONMENT

The existing environment for the car park and access road works is a predominantly service orientated and is bordered by the hospital mortuary to the north and a small car park and associated soft landscaping to the south.



# 2.6 EXISTING SITE CONTEXT

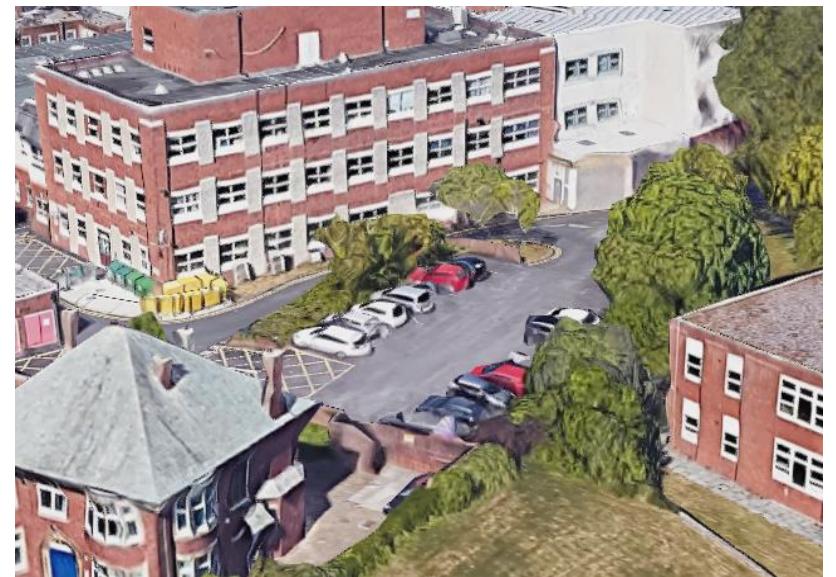
## CAR PARK & ACCESS ROUTE SITE



1



2



Proposed Car Park site outlined in red:



3



## 3.0 PROPOSED SITE LAYOUT

# 3.1 INTRODUCTION

## PROPOSED SITE LAYOUT – STAFF CAR PARK

The demolition of the existing hospital laundry and construction of a subsequent staff car park are subject to a separate future application, but are referred to in this document due to their close links with the proposed works.

Once the new Laundry Building has been completed and occupied the existing laundry will be no longer of use and due to it's current poor material state it is proposed that it will be demolished.

Once demolished, the opportunity will be taken due to it's prominent location next to the hospital main entrance and multi-storey car park, to provide a new surface level car park for the use of hospital staff.

The new staff car park will be designed to provide 76No. car parking spaces, 68 of which will be 2500x5000mm and 8No. will be disabled access compliant bays.

Access to and from the car park will be provided by means of a one way circulation route, with vehicle entry to the north west corner and exit from the south east corner.

Due to it's prominent location, care has been taken as part of the design process to ensure that all of the public facing boundaries receive areas of soft landscaping as a 'buffer' and wherever possible existing trees and particularly the mature hedge line along Whinney Heys Road are maintained.



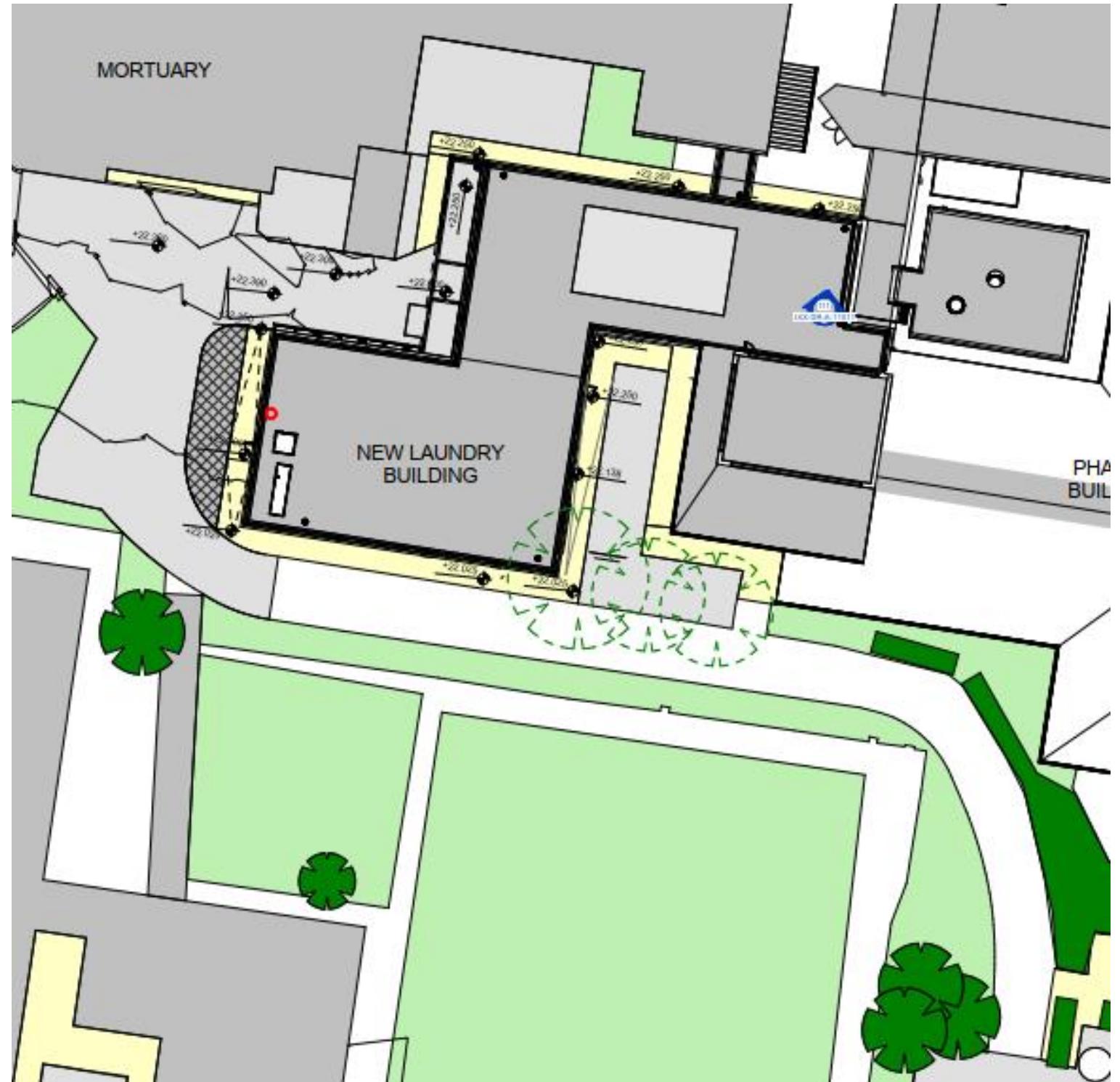
## 3.2 INTRODUCTION

### PROPOSED SITE LAYOUT – NEW LAUNDRY BUILDING

The proposed layout of the new Laundry Building is centred around the creation of a service yard at its western end to allow access to and from the laundry storage areas within the ground floor accommodation by large vehicles and its connection to the hospital circulation routes at its eastern end to allow staff entry into and out of the building and similarly the distribution of clean linen throughout the hospital.

As will be referred to in more detail on page 22 as part of these works the existing site access road to the south will be rerouted to allow sufficient space for the new Laundry Building to be constructed and for the existing fire tender access to be maintained to this part of the hospital site.

As well as the physical connection with the existing hospital circulation at ground floor level, the proposed design also replaces an existing first and second floor link between the Phase 4 inpatient wards to the east and the Elder Building to the north, thereby maintaining both circulation and means of escape for these buildings,



## 3.3 INTRODUCTION

### SITE LAYOUT – CAR PARK & ACCESS ROAD

The purpose of the proposed works in this area are to re-route the current service road to the east so as to allow sufficient site area for the new laundry building to be constructed, whilst maintaining the site access road throughout and also the associated fire tender access.

By re-routing the existing service road to the east there will be a resulting reconfiguration of the existing surface level area car parking with a consequent minimal reduction of parking capacity by 3No. spaces.

As part of these works it is also proposed to relocate 2No. generators and associated diesel tanks, which are currently within the footprint of the proposed laundry building, to a new area of hardstanding adjacent to the car parking.

It should be noted that we have co-ordinated the relocation of the generators with other ongoing works in this area of the hospital site to provide a new sub-station, which is subject to a separate application by other parties.



## 4.0 PROPOSED APPEARANCE

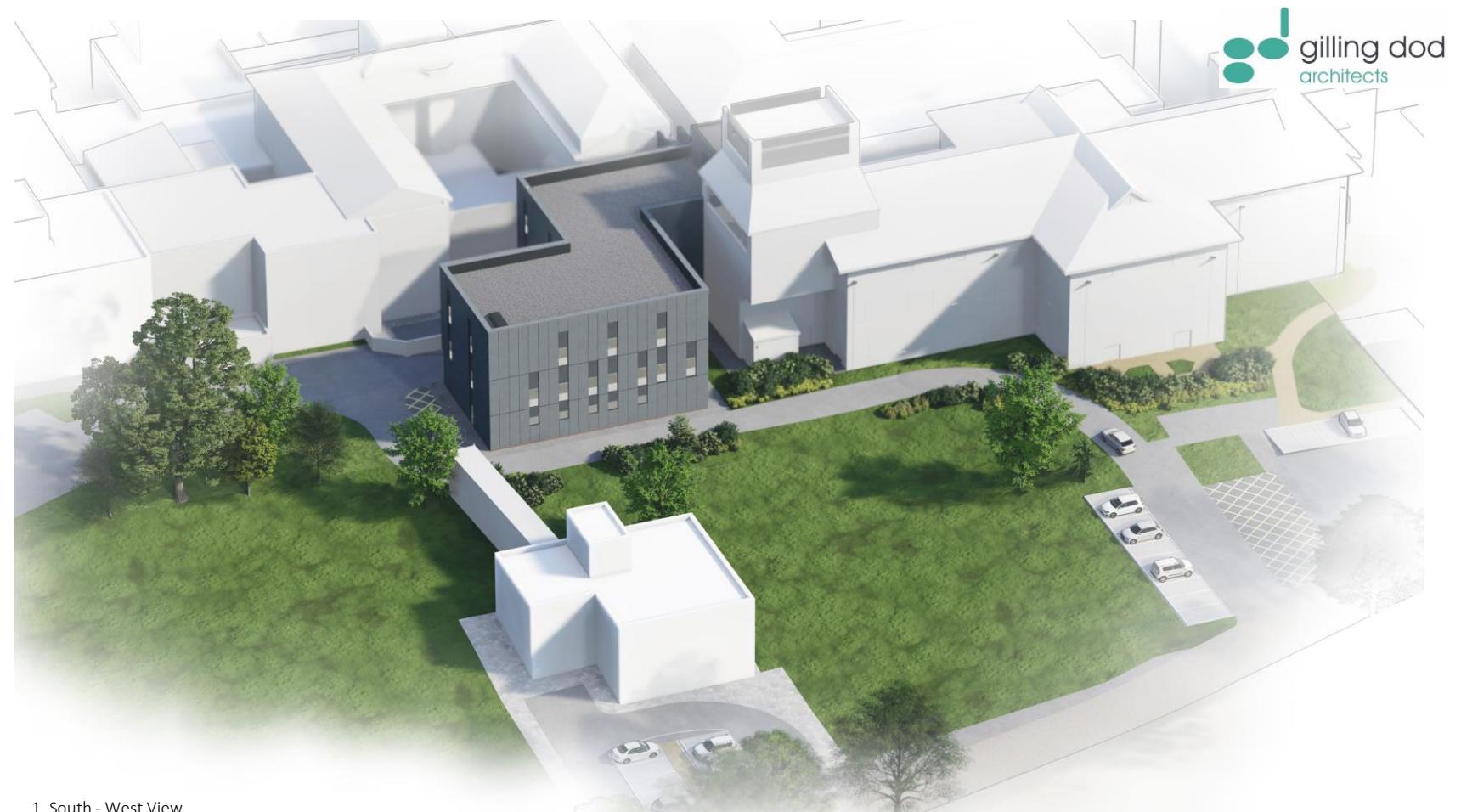
## 4.1 APPEARANCE

### LAUNDRY BUILDING FORM

Whilst the form of the new laundry building is primarily dictated by its function as a storage and administration building, the design does seek provide an element of detail and visual interest in the way in which the external envelope appears to those who use or pass the building.

Due to the relatively squat proportions of the building, a predominantly vertical banding approach has been taken to both the cladding and the fenestration of the building, thereby seeking to diminish the squatness referred to above.

Similarly, by installing the windows and doors within a 100mm deep reveal in the cladding system and also extending and linking the window reveals across floor levels it has been possible to provide some pattern and visual layering in what otherwise could have been a very monolithic elevation.



1. South - West View



2. South Elevation & Approach



3. West Elevation, Deliveries and Collections Entrance Point

## 4.2 APPEARANCE

### LAUNDRY BUILDING MATERIALITY

The proposed new laundry building features two principle materials in it's external envelope as follows:

Vertically laid polyester powder coated aluminium composite cladding panels

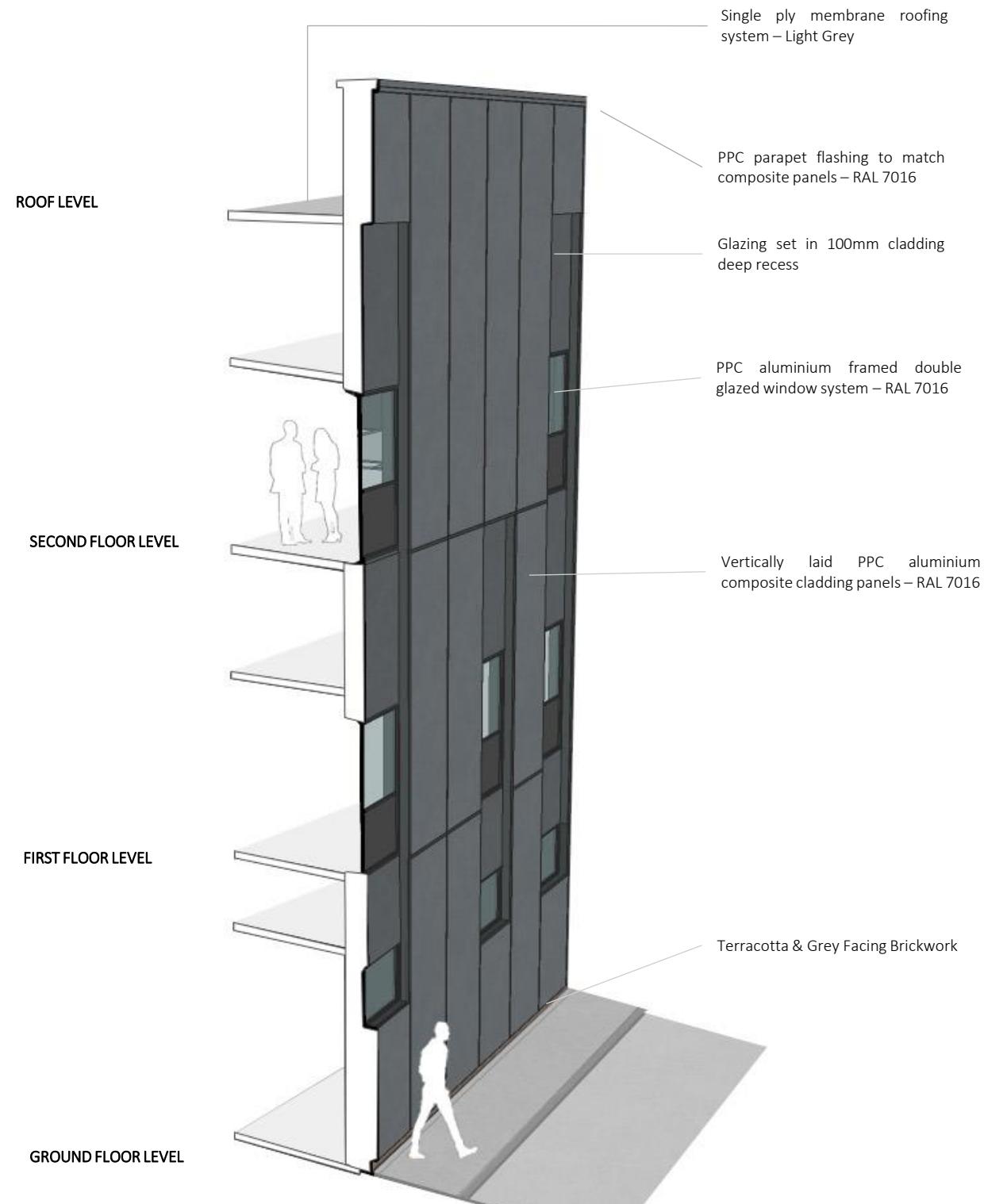
Terracotta & Grey Multi facing brickwork

The composite cladding panels as the predominant external material, provide a clean, crisp and uncluttered approach to the building envelop that reflects the utilitarian function of the building itself. The charcoal colour of the cladding panels is inspired by the slate and concrete roof tiles of the buildings in this part of the hospital campus and seeks to set the building within it's context without it becoming an inappropriately traditional building.

The facing brickwork that provides a podium to all elevations of the building and a full height feature to the elevations around the service yard not only helps to enliven the building and further root it into the context of the predominantly masonry buildings around it, but also provides a rocust and practical finish to areas of the building envelope that could otherwise be easily damaged.

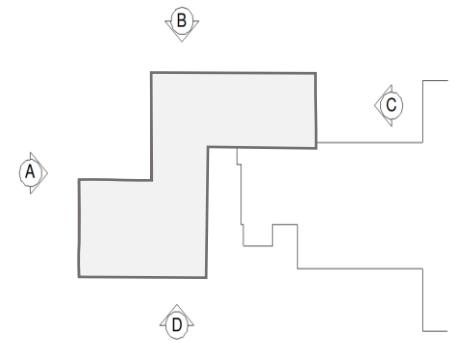


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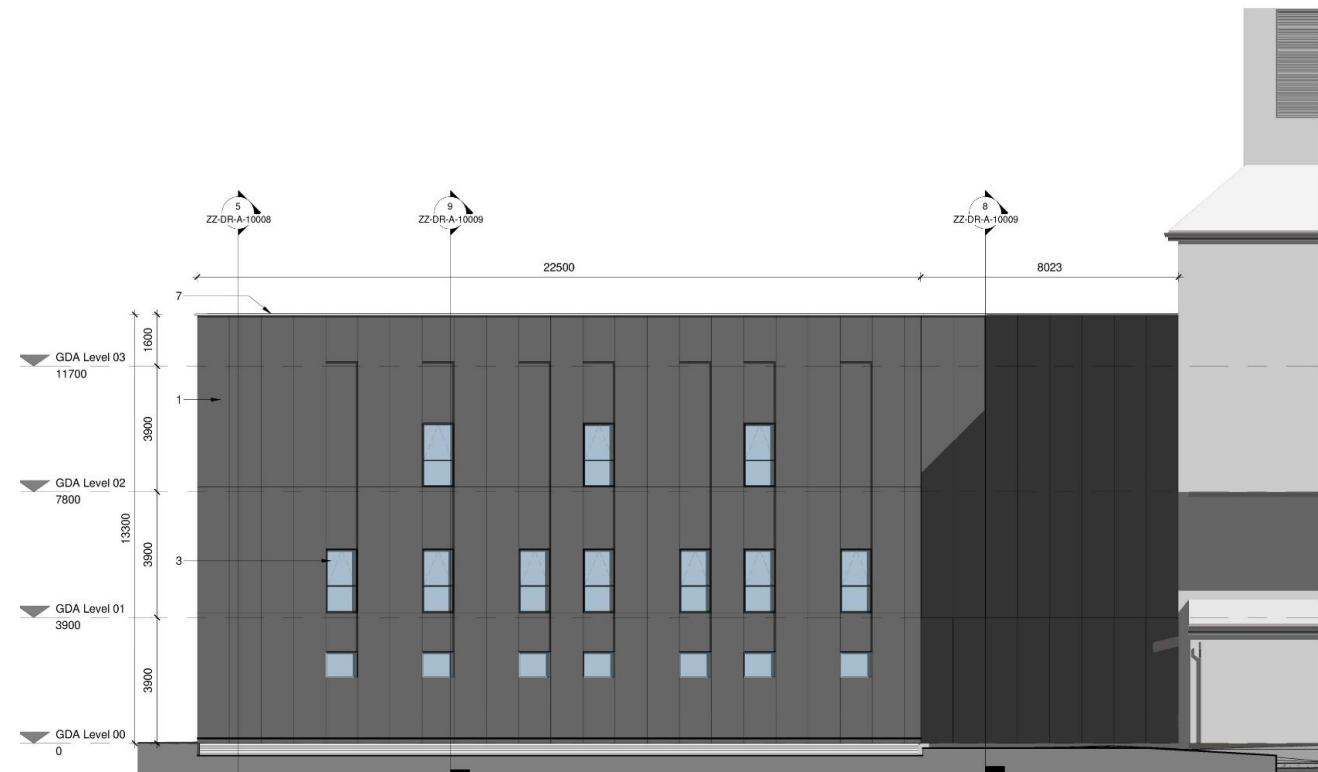
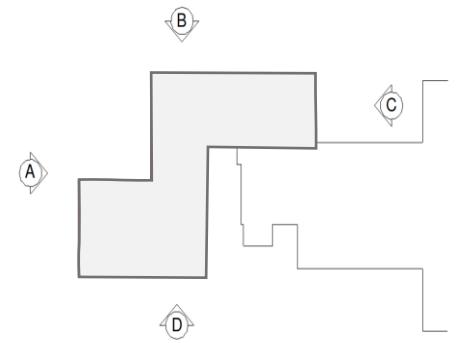
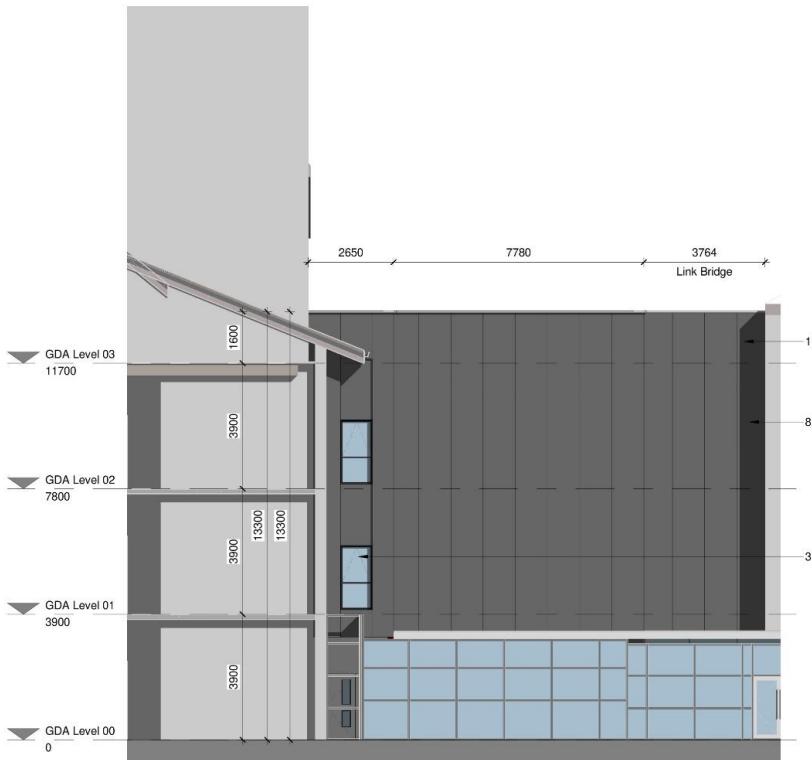
# 4.3 APPEARANCE

## LAUNDRY BUILDING MATERIALITY & FORM



# 4.4 APPEARANCE

## LAUNDRY BUILDING MATERIALITY & FORM



## 5.0 PROPOSED LAYOUT

# 5.1 PROPOSED LAYOUT

## LAUNDRY BUILDING GROUND FLOOR LEVEL

The ground floor level of the new laundry building will provide means for the hospital to receive and store new clean hospital linen prior to onward distribution throughout the hospital as well the storage and despatch of dirty hospital linen

The accommodation is split into 3 distinct elements:

Clean Linen Storage

Dirty Linen Storage

Porters Storage

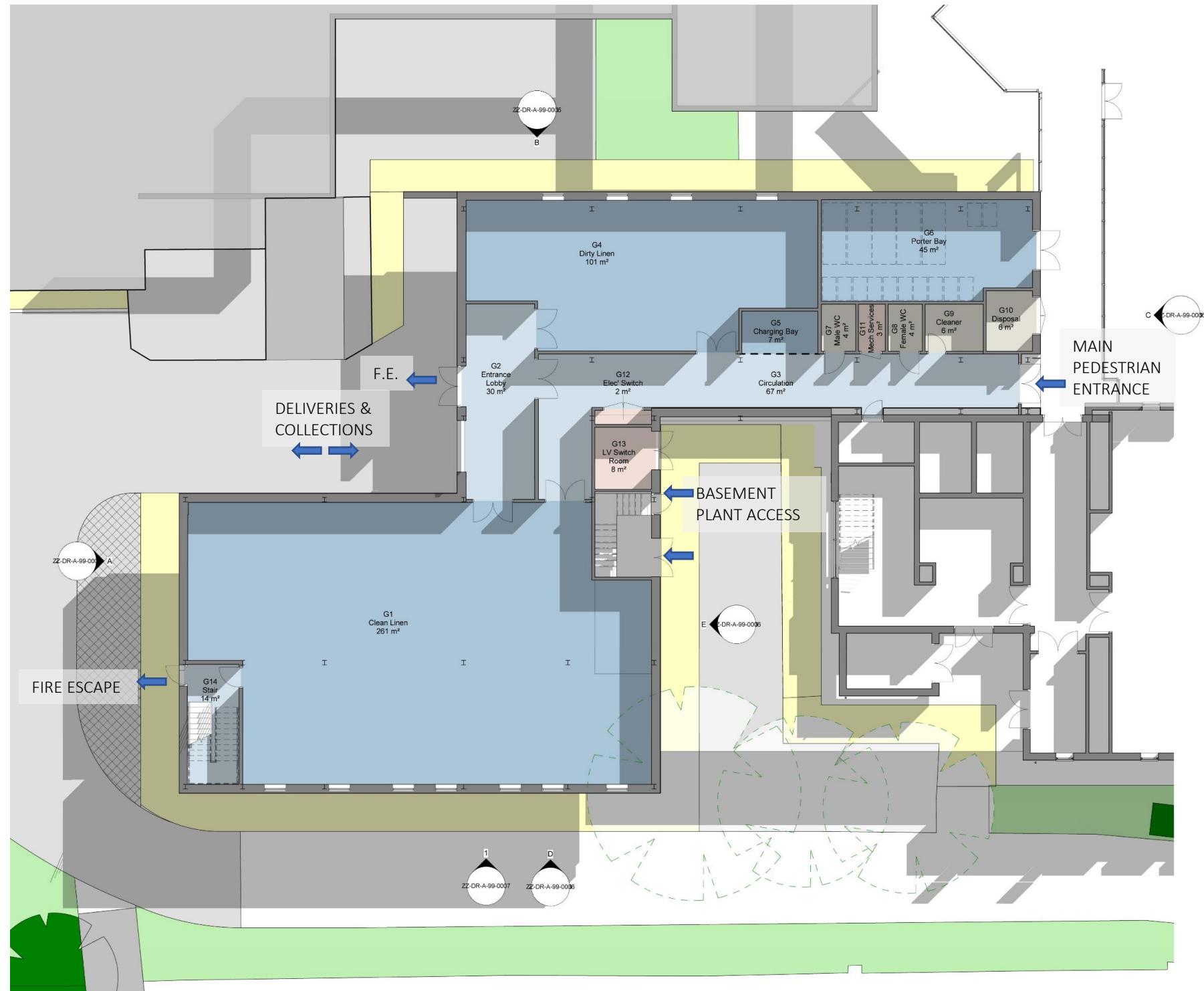
Staff WC's

As can be seen from the plan opposite, the layout of the ground floor accommodation is determined both two factors, the ability to connect with the service yard to the west and link to the hospital accommodation the east.

As a result the accommodation for the storage of clean and dirty linen is provided to the west of the ground floor, whilst the ability to distribute the clean linen within the hospital accommodation and receive dirty linen in the opposite direction is achieved through connection into the hospital street.

In addition to the above, access to existing basement level plant spaces is provided due to the new development incorporating the current surface level access into the footprint of the new laundry building.

All vertical circulation between the three stories of the laundry building is provided by means of the existing stairs and lifts of the adjacent 'Phase 4' building to which the new laundry building is connected.



## 5.2 PROPOSED LAYOUT

### LAUNDRY BUILDING FIRST FLOOR LEVEL

The first floor level of the new laundry building will primarily provide office accommodation for a number of hospital estates facilities management teams as well as providing a vaccine storage facility as part of the hospitals future clinical resilience programme.

The accommodation is split into 4 distinct elements:

Offices & Meeting Rooms

Uniform & Sewing Service

Staff Rest & Recreation

Staff WC's & Showers

As can be seen from the plan opposite, the layout of the accommodation of the first floor has been designed in such a way as to ensure that all of the office accommodation is on the south elevation of the building to maximise the opportunity for views out and the use of natural daylighting.

To the north are more inward looking spaces, principally storage and sanitary spaces where the need to provide a window or a view out is either not as important or not appropriate.

Horizontal circulation is achieved by a main circulation corridor that splits the building across it's north/south access and which also allows connectivity with the existing Elder Building to the north and the 'Phase 4' building to the east.

The above corridor also provides the means of escape from this storey by primarily connecting with the escape stair to the south west corner, but also with the links to the Elder and 'Phase 4' Buildings.

Vertical circulation between the three stories of the building is provided by the existing stairs and lifts of the adjacent 'Phase 4' building referred to above.



## 5.3 PROPOSED LAYOUT

### LAUNDRY BUILDING SECOND FLOOR LEVEL

The second floor level of the new laundry building will be occupied by the Medical Records service which will be relocated from their current accommodation in the second floor of the adjacent 'Phase 4'.

The accommodation is split into 3 distinct elements:

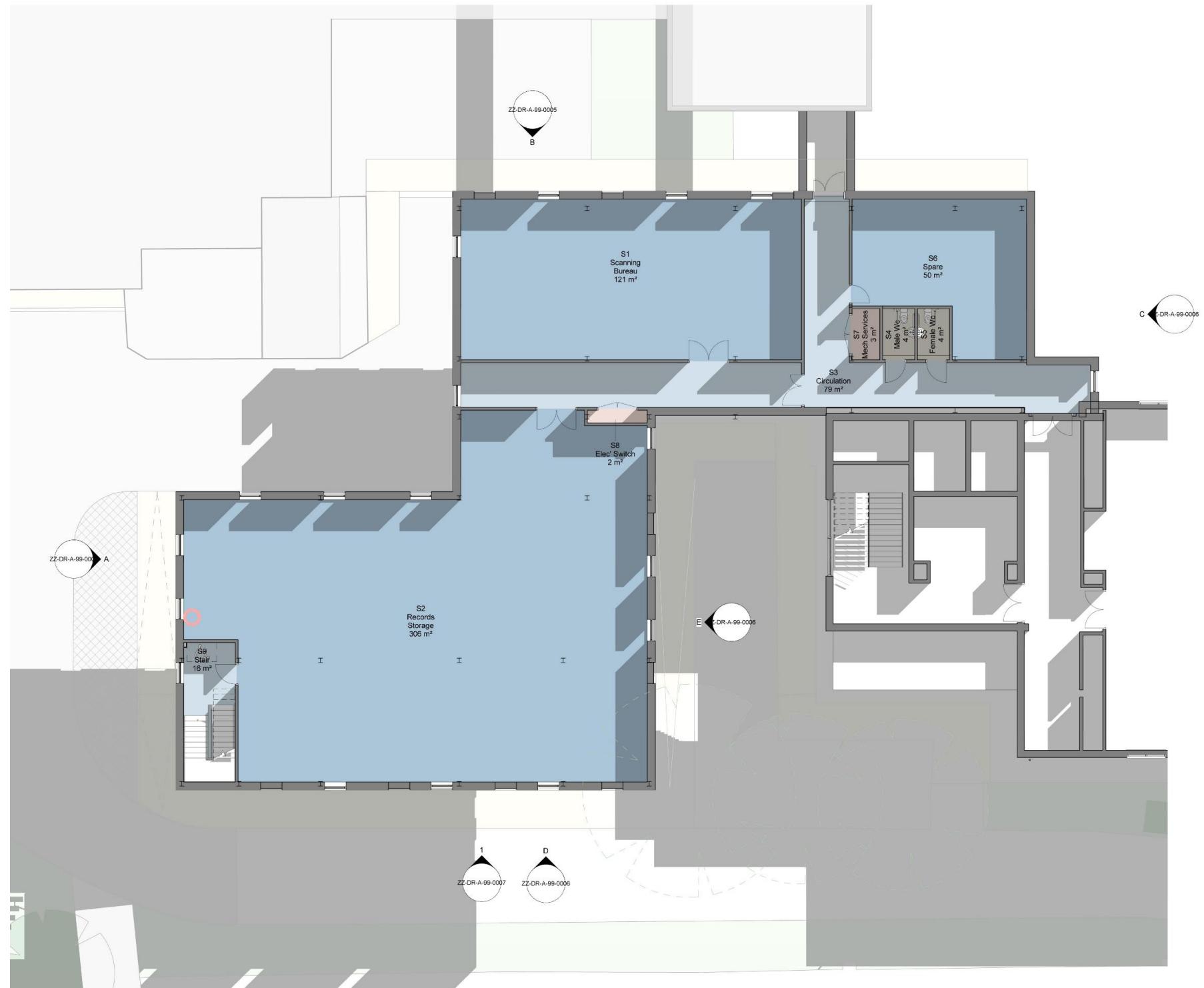
Medical Records Stores

Scanning Bureau

Staff WC's

As can be seen from the plan opposite, the building layout follows the same principle as the first floor below, in so much as there is a principle east/west horizontal circulation axis and the building is connected to the Elder Ward building to its north by means of a link corridor and to the existing 'Phase 4' building to its east.

Vertical circulation to the floors below is provided by means of the existing stairs and lifts provided in the 'Phase 4' building to which the new laundry is connected as described above.



## 5.4 PROPOSED LAYOUT

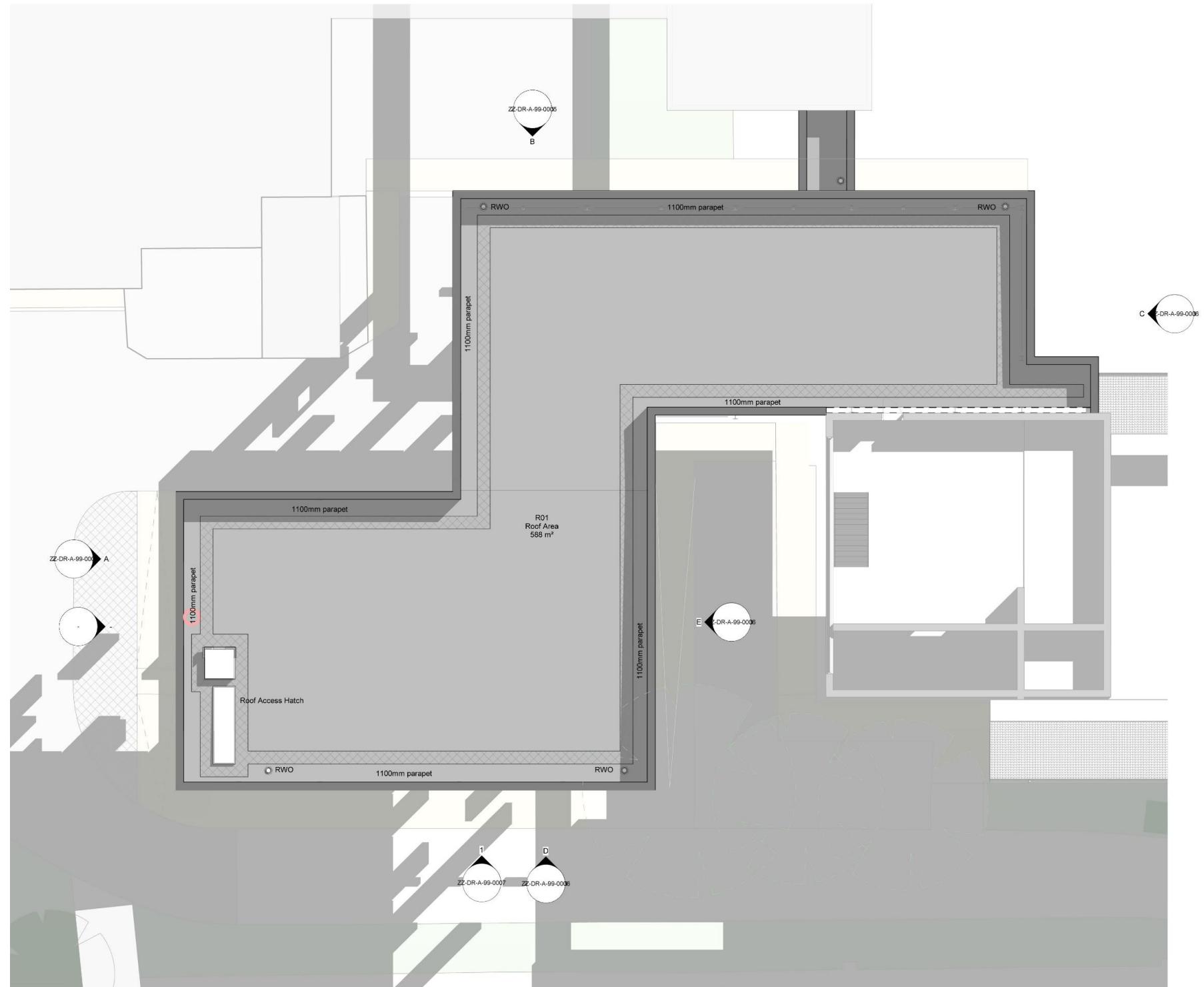
### LAUNDRY BUILDING ROOF LEVEL

The roof of the new laundry building is laid to falls in both northern and southerly directions and is finished in an insulated single ply membrane roofing system.

Access to and from the roof is gained by means of an existing door opening in the main stair and lift core of the adjacent 'Phase 4' building, meaning that full stair and lift access is provided for maintenance access to the roof and the plant installed upon it.

A secondary means of escape is also provided from the roof by means of an emergency access companion stair should access to the main stair be blocked in anyway.

There is a small amount of mechanical and electrical plant to be installed on the roof in relation to the ventilation and extract systems for the building, which will be able to be accessed easily and safely from the roof which has a minimum of 1100mm parapet on all sides to prevent any falls from height.



## 6.0 SCALE & PROXIMITY

# 6.1 SCALE & PROXIMITY

## LAUNDRY BUILDING

Whilst inevitably the scale of the proposed new laundry building and it's proximity to other existing buildings on the hospital campus is ultimately a function of both the brief and the schedule of accommodation certain decision have been made to ensure the proposed design respects the scale of it's context and it location on the wider hospital campus.

### Scale

The scale of the laundry building has been purposely restricted to three storeys to ensure that it sits comfortably with the surrounding buildings all of which are also a maximum of three stories in height.

Approached from either the east or west access roads the new laundry building will not be dominant or over bearing and should sit within it's context as a logical expansion of the current buildings in this area.

It should also be noted that the scale of the new laundry has been carefully considered in relation to the hospital wide development plan for this area of the campus , particularly to ensure that it is not detrimental to the redevelopment of the Parkwood site to south east corner.

### Proximity

The proximity of the new laundry building to the adjacent 'Phase 4' Wards and Elder Wards is a direct function of the need for the building to be easily accessed by large goods vehicles delivering clean linen and removing dirty linen in a way that doesn't impinge upon the main clinical areas of the hospital campus,

These access routes are already well established by undertaker's access to and from the adjacent Mortuary and as such no new access routes will be required.

In addition, with the Medical Records service relocating into the Second floor of the new laundry building, it was desirable to connect into the same circulation routes as the existing medical records facility in 'Phase 4' and the opportunity has been taken to replace the ageing circulation links at Ground, First and Second Floors as part of these works.



## 7.0 ACCESSIBILITY

# 7.1 ACCESSIBILITY

## NEW STAFF CAR PARK

The demolition of the existing hospital laundry and construction of a subsequent staff car park are subject to a separate future application, but are referred to in this document due to their close links with the proposed works.

The Blackpool Victoria Hospital is fully committed to providing fully inclusive environments. The design approach for the scheme takes into account and addresses the relevant Equality act requirements, HTMs and Building Regulations Part M requirements.

### 1.0 Accessible Parking Bays

All parking bays have been designed to enhanced standard of 2500mm x 5000mm to allow for ease of access and the increasing size of vehicles.

Of the 76No. New parking spaces 8No. Will be fully accessible parking spaces.

### 2.0 External Levels

There are no significant gradients of physical features as part of the new car park that would impeded level access and dropped kerbs and safe pedestrian walkways will be provided to ensure ease of access to and from the car park the wider hospital site.

### 3.0 External Surfaces

A combination of colour, tonal and textural contrast is to be incorporated to help people with visual impairments distinguish between surfaces and objects placed upon them.

### 4.0 Signage

All signboards are to contrast with the background they are on and the lettering is to contrast with the signboard.

- Signage is to be fixed at eye level wherever possible.
- Lower case lettering is to be used throughout on all sign boards as it is easier for the visually impaired to read.
- All signs are to have a matt finish to avoid glare.
- The logical car park layout will assist with users wayfinding, and particularly for people with visual impairments and learning difficulties.



## 7.2 ACCESSIBILITY

### NEW LAUNDRY BUILDING

#### 1.0 Building Access

Pedestrian access to the building is provided at two points, one externally from the Service Yard and one internally from the ground floor link.

Both provide level access into and out of the building by means of a double leaf doorset.

Parking is provided close by (see page 37), but it is anticipated that most pedestrians will access the building on foot from the link corridor.

#### 2.0 External Areas

External areas used by the general public for access to the hospital are unaffected by this scheme, but are generally well maintained & free of trip and fall hazards. The proposed landscaping associated with the extension will continue to maintain access for all.

#### 3.0 Disabled WC and Sanitary provision

All users of the unit have access to a Building Regulations Document M standard Disabled WC. No wheelchair user will have to travel out of the unit to use a disabled WC facility.

#### 4.0 Width of corridors/doors

- All escape routes in the new extension are a minimum of 2150mm wide.
- All circulation routes are a minimum of 1.8m wide.
- The corridors are free from obstructions.
- Wall and floor finishes are to be chosen to minimise light reflection and sound reverberation, which could be confusing to people with sensory impairments.

#### 5.0 Doors

- All doors on circulation routes also incorporate vision panels (at high and low level) ensuring that wheelchair users can see what obstacles lie on the opposite side of the door.
- Doors and door frames are to be clearly identified using contrasting tones with the surrounding wall finishes.
- Door furniture is to be clearly distinguishable from the door using tonal contrast and is designed and positioned to be easily reached and gripped.

#### 6.0 Surfaces

A combination of colour, tonal and textural contrast is to be incorporated to help people with visual impairments distinguish between surfaces and objects placed upon them.

- All floor finishes that are susceptible to being wet will be finished with a non-slip vinyl. Brightly or boldly patterned flooring will be avoided.

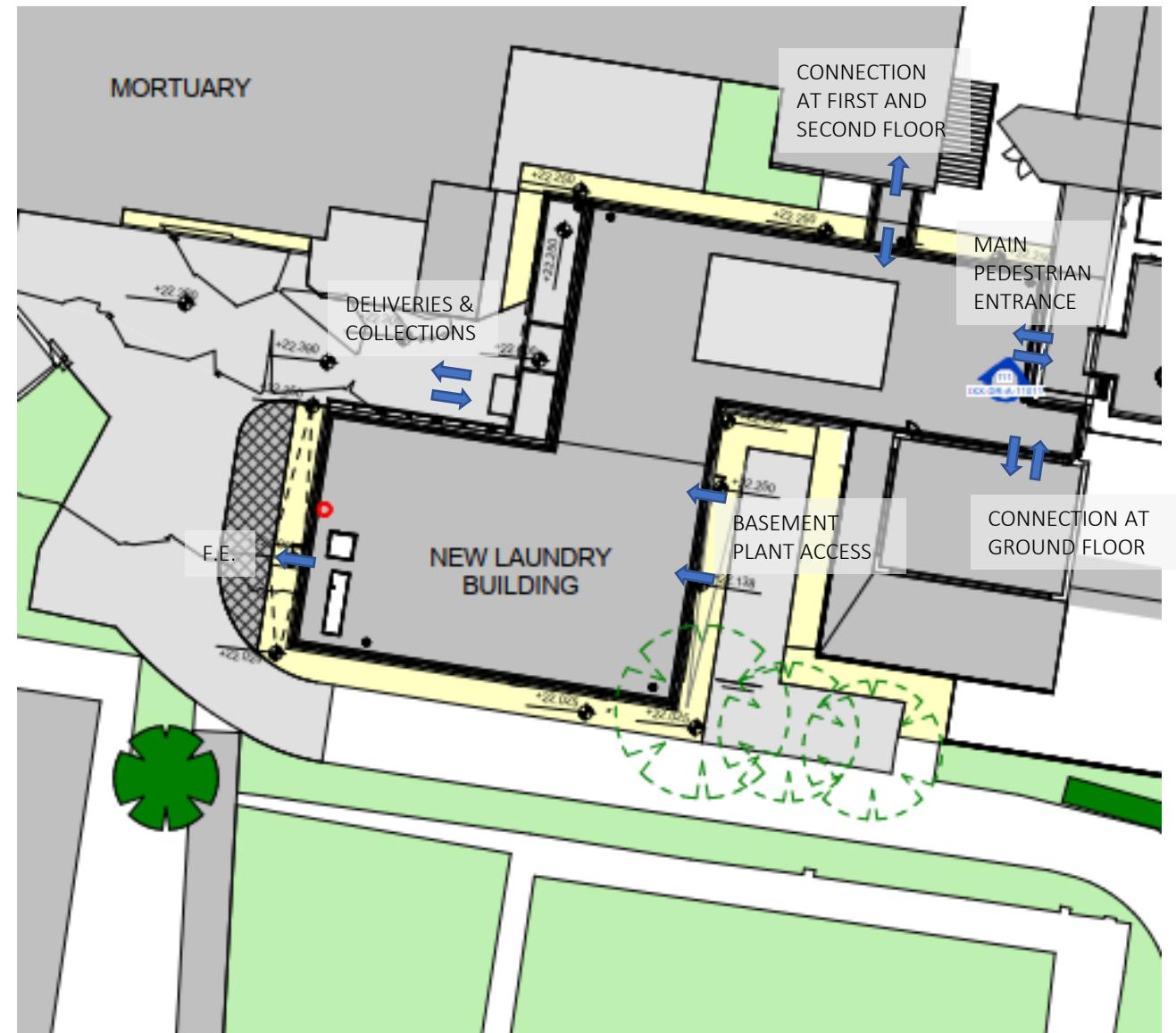
#### 7.0 Vertical Travel

The stair and lift core within the adjacent and connected Phase 4 building will provide the means of vertical circulation within the building with the exception of the fire escape stair.

#### 8.0 Signage

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- All signs are to have a matt finish to avoid glare.
- The logical building layout will assist in the buildings occupants and users wayfinding, and particularly for people with visual impairments and learning difficulties.



## 7.3 ACCESSIBILITY

### CAR PARK & ACCESS ROAD

#### 1.0 Accessible Parking Bays

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There are no significant gradients of physical features as part of the new car park that would impeded level access and dropped kerbs and safe pedestrian walkways will be provided to ensure ease of access to and from the car park the wider hospital site.

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