

Design and Access Statement

ICU Fire Escape Stair

Royal Berkshire Hospital

Reading



GBS health 



29th Nov 2023

GBS Health+ Job Number: 7069

Revision A

Introduction

The following Design and Access Statement has been prepared and researched by GBS Health+ on behalf of Royal Berkshire Hospital NHS Foundation Trust (RBH).

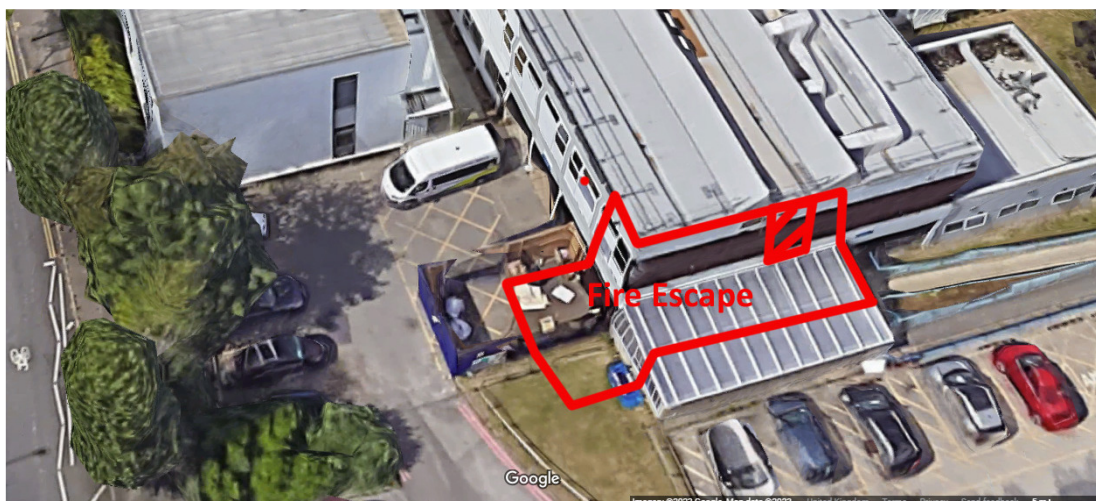
This document has been modified at the Trust's request to remove the Air Handling Works after discussions with the Local Authority. The roof top plant works will form the basis of a new separate application at a later date.

The now primary part of the application is the installation of a new enclosed escape stair on the external of the ICU. Due to limitations on the internal layout of the ICU, there is need for a secondary means of escape at the end of the building. Site limitations restrict the size of the fire escape and where the escape stair can land, however the Trust are looking at enclosed stairs to avoid rain and weather slip hazards. As a roof access stair is also required, the Trust is looking to achieve both using one enclosed stair, similar to the fire escape stair that links South Block with Redlands building (see image on drawings).

Existing

The site is located on the roof of South Block, part of Royal Berkshire Hospital, Reading, RG1 5AN. South Block is an Oxford Method building, steel frame with cladding plan infill panels that support a simple glazing system.

The existing roof top side is a plant room on level 4 of South Block. The plant room houses the existing air handling equipment along with other services. The plant room is fully enclosed and clad with horizontal metal cladding and a single ply roofing membrane. The escape stair is to be located on the south elevation of South Block.



Proposal

The proposal is an enclosed escape stair that would provide a weather protected means of escape from the ICU and safe maintenance access to the roof. There is an existing enclosed fire escape between South Block and the Redlands Building next door, however this escape route does not meet building control travel distances, hence why this exit is required.

Access

The roof is already accessible via other access points across South Block's large roof, however the Trust are looking to put in a safe and practical access at this end of the building. The need for an enclosed fire escape stair assists with this need as while the door out of the ICU would only be used in case of a fire, the roof can be accessed separately if required.

A door at the base would provide security from unlawful access and panic ironmongery would all escape in case of fire.

Flood Risk Assessment

The site is deemed very low risk, an area with a low probability of flooding and not near a water course. Therefore, a flood risk assessment is not applicable

Noise Impact Statement

The Acoustic report is now redundant as the Air Handling Unit works will no longer form part of this application and as such a Noise Impact statement is no longer relevant to the proposal.

Daylight or Sunlight Assessment

We do not feel a daylight or sunlight assessment is necessary as the proposal is for maintenance equipment and set back from the hospital boundary, therefore there is no effect on the daylight or sunlight to nearby properties.

Trees

There are no trees in either of the effected areas.

Conclusion

In conclusion the project for the plant room and escape stair is designed to add additional facilities to the existing South Block.