

Design and Access Statement to accompany the Planning application

Introduction

The Bulk Waste Store acts as a transit station for bagged waste generated by the existing ITU, newly completed ITU extension and MRI/CT department. All waste is kept secure within robust heavy duty plastic trollies and is regularly taken away to a central waste depot elsewhere in the Hospital. The store replaces one that was demolished to make way for the ITU extension.

Design

The new building has been designed as a sustainable standalone unit. The building has a timber structure and is clad with untreated Western Red Cedar boarding. Because of the nature of this timber it will not require any treatment throughout the life of the building and will weather naturally. The flat roof is planted with a mixture of different sedum plants which requires little or no drainage, any overflow discharges into the wide gap between the building and the boundary fence.

The entrance to the building is masked by a sweeping extension of the external wall structure, which keeps the doors out of sight and masks any internal light fall at night time. Simple paths link the store to the new ITU/MRI/CT building and its adjacency to the existing fire path allows tugs to couple the trollies efficiently and quietly before moving them on to the central waste area.

The building will have grassed landscaping to all sides and the open area between the store and the boundary fence will be planted with Photinia Red Robin. The small, creamy white flowers that appear on Photinia hedging in spring are popular with wildlife, as are the berries that come later in the season. This hedging will be planted at 1.5 per metre using 1500mm to 2000mm plants. When mature the hedging will effectively mask the building from view from the adjacent road.



Store viewed from inside the hospital grounds showing adjacent path and area awaiting landscaping



Side view of store showing new ITU extension in the distance and land awaiting landscaping



View of passage between boundary fence and store. This will be planted with Photinia red robin for the entire length. Planted height to be 1500 to 2000mm with future growth 3500mm high which will mask the store from the road



Before and after photographs showing the effect the new hedging will have from the road

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Access

The building is accessed via secure metal doors within a recessed entrance area. The floor is level with the external path and is drained via a flush channel that runs just in front of the threshold. The gradient of the adjacent paths is slight and does not warrant a need for hand railing.

David Whitestone

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16 May 2018