

# Design and Access Statement

## Fire Precaution Works

at St. Mary's Community Hospital, Isles of Scilly  
for Community 1<sup>st</sup> Cornwall and NHS PS



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## **1.00 INTRODUCTION**

St Mary's Community Hospital is a purpose built hospital constructed in 1938, which has been subject to extensions in the 1970's and 1980's.

The external envelope had been built with traditional brick and block cavity construction with a render finish. The building is predominantly single storey with localised first floor area over the centre of the building. Roof coverings comprising a variety of flat roofs and central pitched roofs to the first floor area.

## **2.00 PROPOSED WORKS**

Following a recent fire engineering review of the premises, a number of fire safety matters have been raised and it is proposed for fire precaution works to be undertaken at the hospital. As part of the works, it has been identified that an alternative means of escape is required from an existing office.

## **3.00 RATIONALE FOR THE WORKS**

The office is currently situated to a corner of the building and has a single direction means of escape through an inner room situation. This is unacceptable under the Fire Regulatory Reform Order 2005, and as such an alternative means of escape is required for the office.

## **4.00 KEY DESIGN CONSIDERATIONS**

The proposal for the 'alternative means of escape,' is to form a final exit door to an elevation that is not visible from the public highway. A concrete footpath is already present to this area of the hospital.

The proposed external doorset is to be aluminum, with a half glazed door.

## **5.00 ACCESS**

The proposed works would not result in changes to access to or around the building. The proposed door would form a secondary means of escape, only to be used in a fire situation by staff familiar with the building using the office area. The door would not be used as a general means of access and egress.