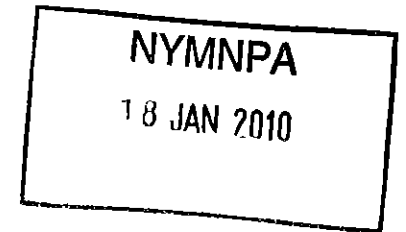


NYM / 2010 / 0047 / FL

Design and Access Statement

Replacement Fire Escape Staircases
Low Hall, Hay Road, Scalby



Jennesson Associates Ltd
Chartered Architect
13 January 2010

Introduction

Jenneson Associates has prepared this document in support of the proposal to improve the fire escape stairs and escape routes from the property.

Good design is fundamental to the success of a development. The environment in which people live has a great impact upon their lives. CABE publications and guidance emphasises the importance of site context and the need to design for the location.

The design concept adopted for this proposal has been to;

- address legislative requirements
- respond to the existing building

All photographic illustrations are taken on the site.

Application Background

Low Hall is a convalescent home and holiday retreat owned by the NUM. The inadequacy of the fire escape arrangements has recently been highlighted to the applicant by legislating authorities. The safety of staff and visitors is of paramount importance to the applicant.

Pre-application enquiries have been undertaken by the applicants' builder with planning officers, who are supportive of the proposal.

Site Appraisal

The property dates from the early 1900's. The buildings age imposes practical design constraints for modern fire escape requirements.

The escape route from second floor exits the building down a steep cat ladder type escape stair onto the flat roof area of the ground floor dining room.

The escape from the foot of this stair is across the flat roof via another steep cat ladder type escape stair. The flat roof has a perimeter low level parapet wall.

Fire escape from first floor level is inadequate in this area of the building and a new fire escape route to the exterior ground level is required by the legislating authorities.

The existing flat roof to ground level stairflight is positioned directly outside the kitchen windows, which represent a significant potential fire risk to the escape route.



Existing second floor escape stair

NYMNP
18 JAN 2010

Design Comments

The proposed stairflights will be constructed to comply with current legislative requirements. This equates to a shallower pitch, with deeper individual treads (goings) and shallower steps (risers) to provide much safer escape routes.

The flat roof to ground level escape stairflight is repositioned away from the kitchen windows to ensure that fire within the kitchen will not prejudice safe escape from the upper levels of the building.

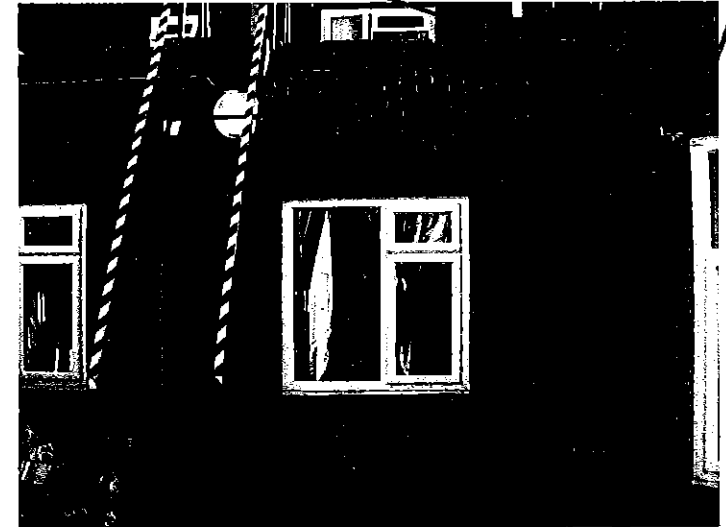
The flat roof low brick parapet wall is a significant health and safety risk during the escape process. The proposal addresses this by providing enclosing guardrails to the escape walkway and landing areas.

Accessibility

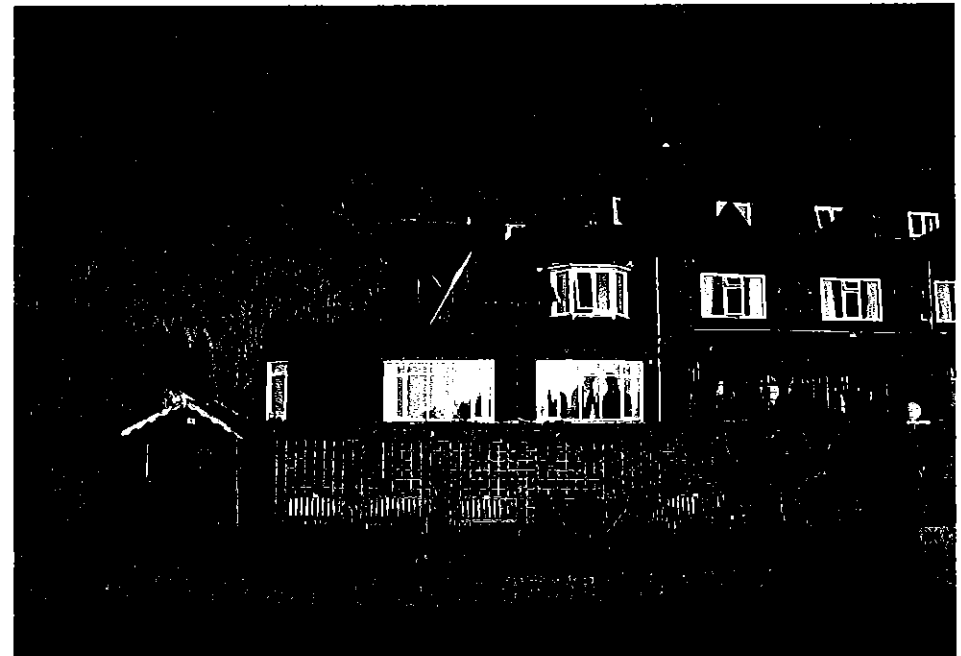
The building complies with relevant accessibility requirements. The proposal is specifically to improve the fire escape capabilities of the building to improve the safety of building users.

Summary

Pre-application enquiries have been undertaken with Development Control Officers. The observations have been addressed and incorporated into the submitted design proposal



Existing escape stair from flat roof to ground level, with kitchen windows behind



South elevation, western end