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Planning Statement

Blackpool Victoria Hospital – Dormers to Plant Room

Rev	Rev. Date	Comments	Issued to	Suitability
P01	14.12.2020	Planning Issue	Blackpool Council	For Information



The following Planning Statement has been prepared to support the General Permitted development for 2 no. dormers and associated ductwork, located on the existing Blackpool Victoria hospital roof. The dormers are required for extract and intake louvres as part of the mechanical requirements to serve a new AHU within the existing 3rd floor plant room. This new AHU is necessary for the proposed refurbished Emergency Department Village.

The dormers will have little impact on the appearance of the existing hospital due their size and location. The materials proposed are lead and will match the appearance of the existing slates on the main roof. New ducts are required to run externally from the existing roof to 1st floor roof (refer to Courtyard Elevation & Elevation 2 for locations), due to the existing constraints of the building. These have been set as far back to reduce the visual impact from the main street/ approach to the hospital. It is proposed to adjust the existing eaves to allow the ducts to be partially concealed and reduce impact at the upper level. The design team have reviewed all options and due to the existing building constraints, the proposed locations are considered the most feasible.

The existing curtain walling to the front elevation shall be adjusted slightly to allow for a glazed personnel door (on both wings). This allows fire escape exit for any maintenance staff on the 1st floor back into existing ward areas, this is to avoid a new external stairs/ CAT ladder to the side elevation.

An application has been submitted for a Certificate of Lawfulness: Proposed Development., The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 7, Class M), the following principal reasons are listed to demonstrate compliance with the Permitted Development criteria:

- The cumulative gross floor space of any extended building is less than the 25% of the gross floor space of the original hospital and 100 square metres.
- The height of the building as extended will not exceed the height of the building being extended.
- The development is within the curtilage of the existing hospital.
- The 2 no. new dormers shall be constructed using materials which have a similar external appearance to those used for the original hospital.
- The development is only used as part of, or for a purpose incidental to the use of that hospital.

