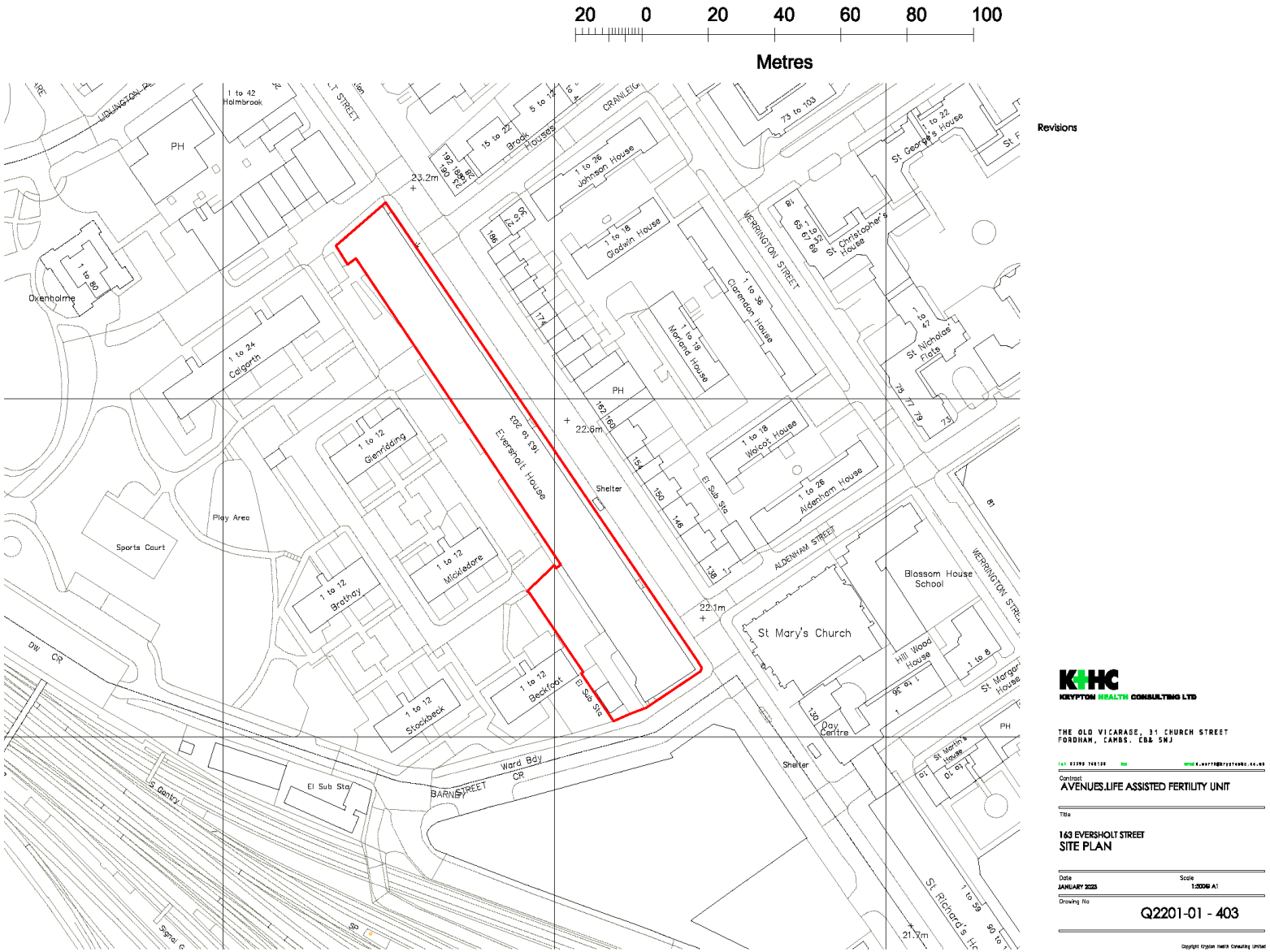
DESIGN & ACCESS REPORT

Site Location Plan



Site Block Plan

Existing Google Image

Revisions

K+HC
KRYPTON HEALTH CONSULTING LTD

THE OLD VICARAGE, 31 CHURCH STREET
FORDHAM, CAMBS. CB7 5NJ

Project
EVERS-HOLT STREET FERTILITY

Title
EXISTING EXTERNAL ELEVATIONS
EXISTING GOOGLE IMAGE

Date
JANUARY 2023

Scale
NTS @ A1

Drawing No
Q2201-01 - 400

About the Site

The buildings originally formed the Railway Clearing House but is now split into a number of tenancies providing a variety of office and associated accommodation.

Internally the space provides a double height open complete with a mid-level mezzanine to the rear with an exposed access stairway within the open space of the open area, all part of the original structure.

The proposed new works comprise a range of new internal partitions complete with ceilings, doors and finishes to provide a clinical environment suitable for the needs of Avenue.Life and its business (see general specification below).

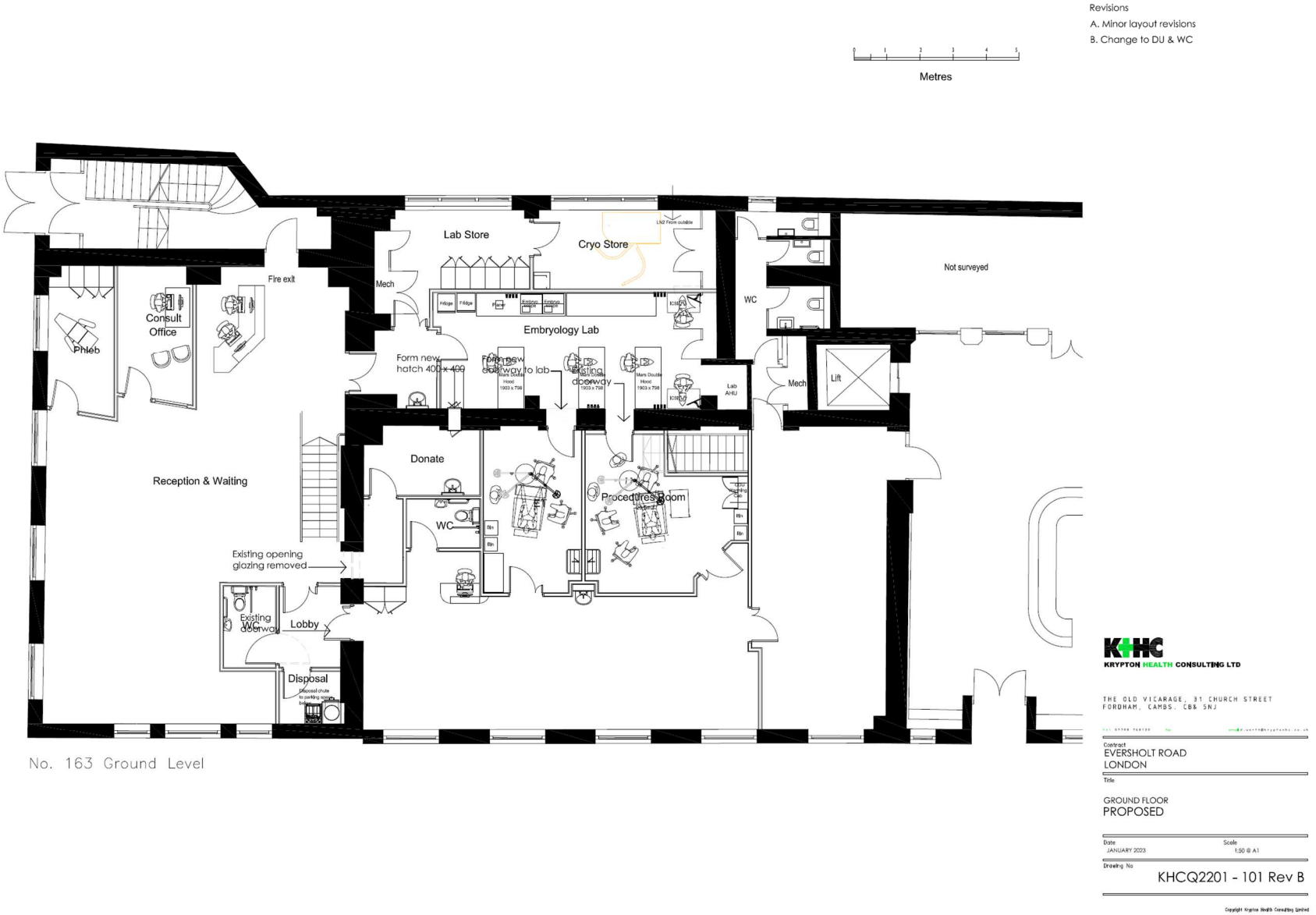
The installation will have no impact on the existing Listed timber paneling or joinery.

The new accommodation will all be reversible.

In addition, a new doorway is proposed to the existing mezzanine at high level enabling access for personnel to both ends of the demise without the need to pass through the secure clinical areas and avoid causing disruption to the clinical activities of the facility. The new doorway will be served by a steel stairway that will match the existing.

The new internal openings throughout will use new joinery to match the historic in detail and colour.

The proposed ground floor layout



No. 163 Ground Level

The design plan and interventions proposed

The Patient Reception & Waiting Area, and the Consultation Rooms will be inviting spaces using warm materials, aesthetic design and homely furnishings that promote relaxation and peacefulness. Deliberately departing from the affectless aspects of a traditional clinical setting, the intention is to create the ambience of a spa; relaxed, warm and inviting, where patients can feel comfortable and at ease for their treatment.

The Ultrasound and Phlebotomy Rooms will have all of the features required for clinical and ultrasound examination. From a design perspective, The Applicant will look to products that exist in hospitality that can be used in healthcare to continue to the spa-like ambience as much as possible throughout the patient's journey through the facility.

The Recovery Rooms are to be enclosed pod units, each designed like a mini hotel room maintaining the hospitality influence, whilst remaining clinically and regulatory compliant.

The Men's Production Room will be soundproofed and private. The provision of the hatch, which connects directly to the andrology lab is to enable the swift and private transfer of the men's sample to the laboratory, for handling and testing by the embryology team.

The Doctor's Lounge will be an area dedicated to the doctors to rest and relax between their surgeries and consultations. The spa-like atmosphere will be continued throughout this area for the doctors. A highly professional, relaxed setting from which to prepare for and deliver their services to the patients. Doctors will be provided coffee, snacks and other drinks, it will be a pleasant yet functional workspace.

The IVF Lab will be a fully-equipped state-of-the-art embryology and andrology laboratory. Services will include time-lapse incubation available to all patients, with artificial intelligence supported oocyte, sperm and embryo assessment.

All doctors and their patients will have access to live embryo development videos. The intention is to provide complete transparency of information for both the doctor and the patient. This is one of the areas of care which will be quite unique when compared to more traditional fertility clinics.

The Cryoroom will house the TMRW cryostorage robot and will be made available to all patients. This robot delivers unprecedented safety, transparency and peace of mind for patients storing their samples.

The media stored in the robot is kept a super cool temperature (c-1960C) by use of liquid nitrogen (LN2). There is a constant gentle evaporation of the LN2 to the atmosphere so the robot has to be kept topped up. The LN2 is supplied to the robot via a software controlled feed from an external stainless steel tank located in the plant well outside the cryo store. From the tank a super insulated pipeline is required, permanently installed and connected to the Tank at one end and to a control valve at the Cryostore end.

Owing to the evaporation of the liquid nitrogen from the robot it is necessary to install an extract fan drawing air from low level in the room (the gas is heavy while cold) and venting it to outside. Nitrogen is the main component of breathable air (78%) so there is no pollution effect of the extract.

Key sensitive areas of the operation

The Lab, cryostore and these back areas will have keypad entrance controlled restricted access. The lab will have air filtered to a minimum of grade C air quality as contaminants in the air can impair human cells in culture (hence air handling system) with negative air pressure to keep out

contaminants, whereas the cryo room requires positive air pressure and an O2 monitor to ensure safe oxygen levels when handling liquid nitrogen.

The bulk of the liquid nitrogen will be stored outside. Liquid nitrogen is required to cryopreserve cells and embryos.

The lab store is a normal room (not a sensitive space) primarily used for the storage of consumables.

Liquid Nitrogen and delivery to the site

Liquid nitrogen is essential to the normal functioning of the clinic and is used for the storage of cells and embryos.

Liquid Nitrogen will be delivered in a small gas tanker truck operated by licensed gas transporter BOC, who currently deliver Liquid Nitrogen to other clinics and healthcare providers in and around the Harley Street area. The truck will reverse park in the driveway ramp to the building and will deliver the Liquid Nitrogen via an extendable hose that connects directly to a liquid nitrogen storage tank located in the existing external plant area. The process only takes a few minutes and takes place during office hours. It is performed outside, to help prevent the risk of asphyxiation.

From the plant area a super insulated vacuum line approximately 50mm diameter is extended into the ground floor just above floor level. The pipeline will be finished white to match the external wall and reduce visual impact.

The storage of medical waste

Medical waste will be stored in yellow, clearly labeled and locked wheelie bins that will be stored in one of the parking bays in the garage. This waste will be collected on a weekly or other appropriate regular basis by a registered medical waste contractor to be properly and safely disposed on and in accordance with regulations.

Brief specification of department finishes

The following description is not exhaustive but gives an indication of the types of works intended. It should be noted that all internal fittings (partitions, ceilings and the like) are designed to be fully removable and non-permanent.

Partitions

A range of partitions will be formed using 2 layers of 12.5mm plasterboard on a 70mm steel stud framework and with sound reduction insulation in the cavity. The partitions will be mechanically fixed to the timber flooring and will include strengthening the existing floor as necessary.

All partitions finishing abutting the existing structure will be complete with a suitable movement joint.

Ceilings

Ceilings will be supported by a primary metal framework supported by the partition system.

Generally ceilings will be lay-in grid type with an exposed 25mm white enameled grid. In the cryo store, dirty utility etc the tiles will be Zantia plastic faced plasterboard and in all other rooms we will use a hygienic faced tile equal to Ecophon Hygiene.

Ceilings in the procedure room, embryo transfer, laboratory, lobby and andrology will all be formed using the British Gypsum MF metal framed system with a single layer of 12.5mm plasterboard taped and jointed and subsequently decorated.

Doors

Doors to the clinical areas will be formed from solid core blanks encapsulated in plastic and hung in plastic clad frames. All vision panels in encapsulated doors will be finished flush with the face of the door and fire rated in accordance with the door rating.

All other doors will be solid core and made to match the existing doors/joinery and hung in painted softwood frames. All vision panels in veneered doors will be fitted with a standard hardwood bead detail.

Ironmongery will be fitted to doors consistent with the fire rating of the door.

Generally, door closers will be concealed in the head of the door.

Ironmongery will match the existing ironmongery as best practical.

Floors

The existing floor covering will be covered with a layer of ply mechanically fixed down. The area will be smoothed with a water based smoothing compound ready to have the final floor finish laid on top.

Flooring in all areas with the exception of the cryo room will be finished using sheet vinyl with welded joints and skirting formed either from the body of the floor turned up the wall and finished with a suitable capping or using a separate set-in skirting heat welded to the body of the floor.

The laboratory, ET and Procedure rooms will have a static dissipative version of the sheet vinyl.

A slip resistant version of the vinyl will be used in the toilet and dirty utility area.

A luxury vinyl tile (Amtico type) will be used in the reception.

The Cryo room will be floored with slip resistant sheet aluminium.

Wall Finishes

Walls will all be decorated with water-based paints except in the laboratory which will be finished with PVCu sheet and heat welded joints.

All other rooms in the Clinical area will be finished with VOC free emulsion paint.

Other areas will be decorated with a scrubbable water-based emulsion.

Generally, no allowance has been made for any special decorative finishes except in the donation room where we have allowed for vinyl wallcovering.

Furniture & Sanitaryware

There will be some fitted cupboards generally manufactured in veneered mdf plain fronted with face fixed pull handles.

The laboratory will be fitted with specialist supplied Trespa furniture on painted framework.

There will be a patient reception desk provided inside the unit entrance and a nurses desk in the recovery.

There is a small range of sanitaryware illustrated on the drawings. All sanitaryware will be in white vitreous china and healthcare (HTM) compliant.

Window manifestation to secondary glazing windows will be applied in sensitive areas.

Windows

The existing original windows will remain untouched. These original windows are key to maintaining the exterior facade of the building. In order to improve thermal efficiency the windows have been fitted in the past with aluminium framed secondary glazing. The intention is to fit discreet lightly frost obscured, fully peel-off removable film to protect the internal privacy and dignity of the patients using the facilities as a private healthcare centre, without blocking light from penetrating into the internal space. The film is applied using a water spray and squeegeed in place. Removal is by peeling and then a wash with a phenolic detergent (Fairy Liquid).

The West Elevation with proposal for the entrance ramp and gas storage