

Gilbert Bain Hospital Cladding Remedials

Planning Design Statement - July 2025



Executive Summary

This supporting design document has been prepared by Threesixty Architecture to accompany a Planning Application on behalf of NHS Shetland. The application is to replace the façades of selected elevations of the Gilbert Bain Hospital.

Following Mott MacDonald's condition report various elevations have been identified in need of remedial work. Threesixty Architecture have been working in conjunction with the Design Team, to develop a strategy for affordable cladding replacement including technical aspects of achieving a full re-clad of the effected elevations. The following pages summarise our proposals for the new facade treatment and should be read in conjunction with the submitted drawing package.





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An aerial photograph of a residential neighborhood, showing streets, houses, and a large parking lot. The image is overlaid with a semi-transparent blue filter. A large white number '1' is positioned on the left side, with a vertical white line extending downwards from its top right corner.

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Project Details

1.1 Site Context

Site Address

Gilbert Bain Hospital
 South Road
 Lerwick
 ZE1 0TB
 Shetland

Site Ownership

The site is wholly owned by the Client, NHS Shetland. The site plan opposite highlights the red line boundary to the site.

The hospital is surrounded by residential dwellings to the west, north west and north east. Cairnfield Rd runs along the south boundary and provides the main access to the site for staff, patients and emergency vehicles.

The main service access to the site is off Gilbertson Road to the North East. South Road runs along the south western boundary of the site with a variety of commercial properties opposite including Lerwick Health Centre (also owned by NHS Shetland).

Site Boundaries

NHS Shetland have provided a legal title plan which identifies the ownership boundaries. There are no known legal entitlements or rights of access across the site that we have been made aware of.

There are HV cables and district heating pipework running below the carpark in the far western part of the site.

Site Access

The main vehicular access to the site is from Cairnfield Road, off South Road. There are 2 access points to the site, with both accessible to Staff and patients, Emergency vehicles use the furthest west access point on Cairnfield Road for A&E Traffic and a one way system operates with site exit closer to the South Road end of Cairnfield Road.

The entrance / exit off Gilbertson Road provides access for staff and patients with a service road running along the rear of the hospital which serves the pharmacy and deliveries courtyard as well as the laundry and plant outbuildings.

Site Surveys

A site wide topographical survey was recently carried out (May 2024) and we are in receipt of this drawing in CAD and PDF format.

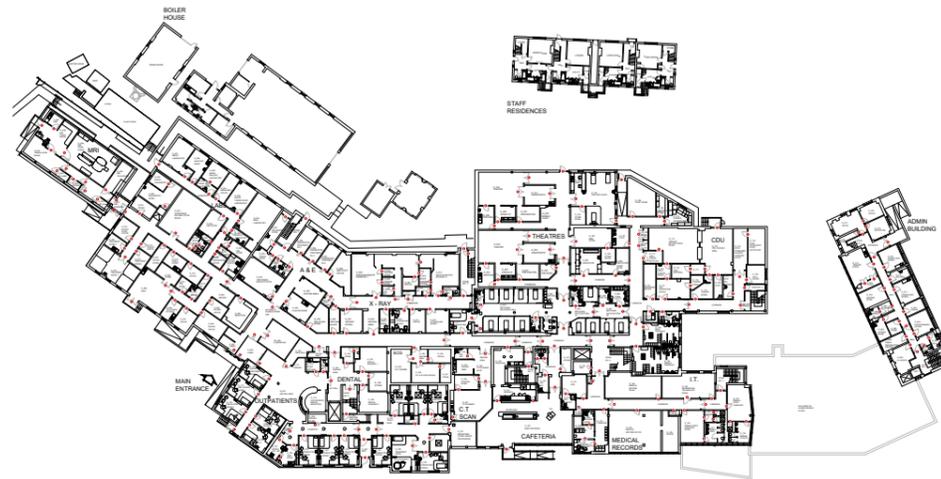
Furthermore a digital survey of the hospital elevations was carried out by others and CAD drawings were provided in May 2024.

For this application we have worked from CAD OS information, digital elevations provided by Malcolm Hughes Chartered land surveyors and updated record plans prepared by Threesixty Architecture to consolidate all recent alterations.



1.2 Existing Building Information Plans

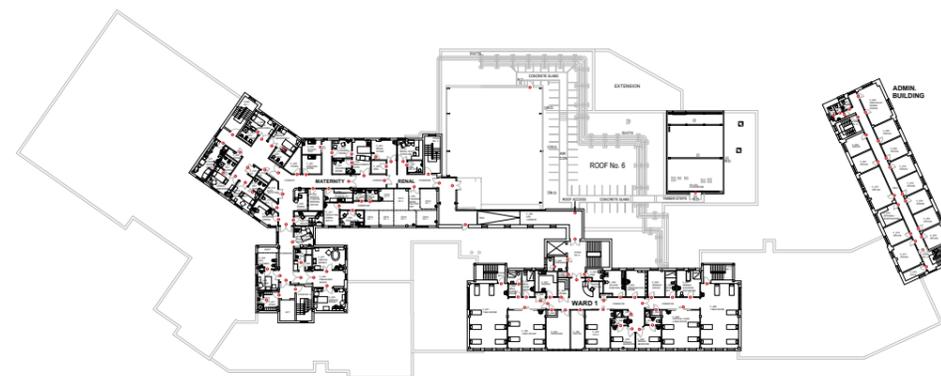
The new Gilbert Bain Hospital was first opened in 1961 comprising the furthest east four storey admin block, the Theatres, with wards 1 and Ronas ward above. The Phase 1 extension was built in 1989 comprising a 4 storey block containing key departments including A&E, Xray, Dental, and the main access corridor at ground floor, with wards located on the first and second floors above, with plant rooms on the top floor all connected to the original building via a two-storey link corridor. In 2001, a ground floor extension was built to wrap around the original Phase 1 building and this accommodates the current Outpatients Department. Most recently in 2023, a single storey extension containing a new MRI Facility was installed at the far western end of the clinics' corridor.



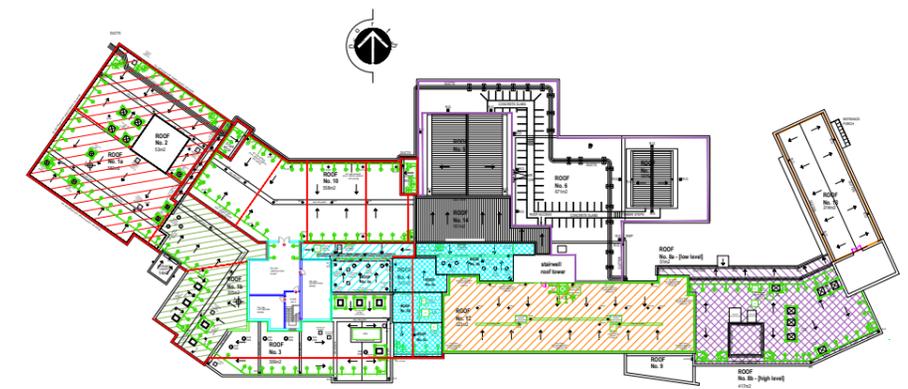
Ground Floor Plan



Second Floor Plan



First Floor Plan



Third Floor Plan

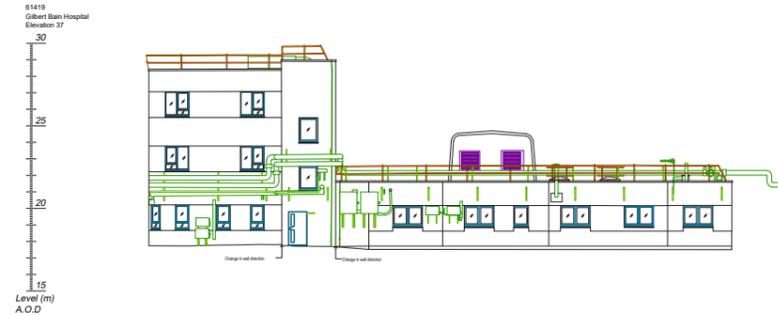
1.2 Existing Building Information Elevations

Given the way in which the Hospital Campus has developed over the last 65 years, there are 48 elevations forming the entire envelope of the building. Intermittent water ingress around the southern facing elevations of the hospital has been investigated to varying degrees, and despite numerous repairs over the years, including a remedial parapet flashing being installed with successful results at some of the elevations, this application focuses on elevations 38 to 44 in order to find a solution for ongoing defects and improve the internal environment for patients and staff.

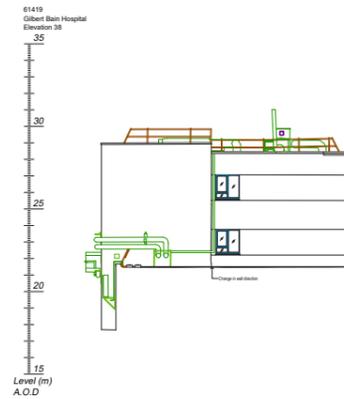
Elevation 36



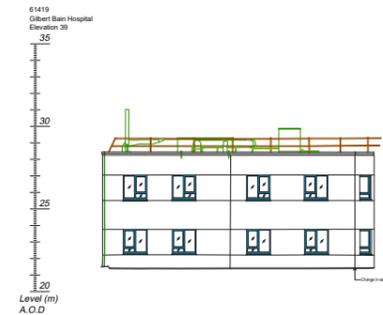
Elevation 37



Elevation 38



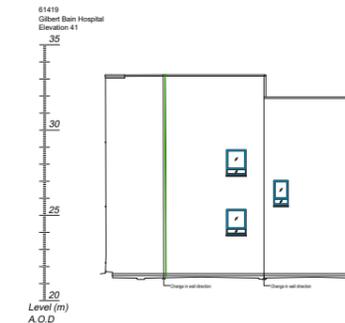
Elevation 39



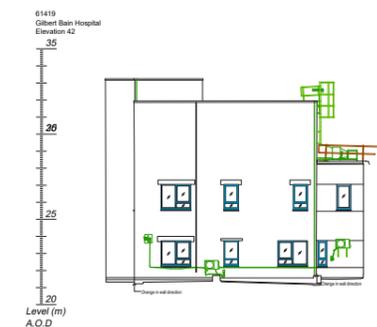
Elevation 40



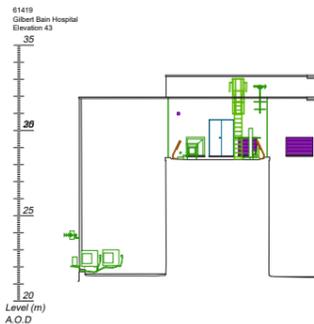
Elevation 41



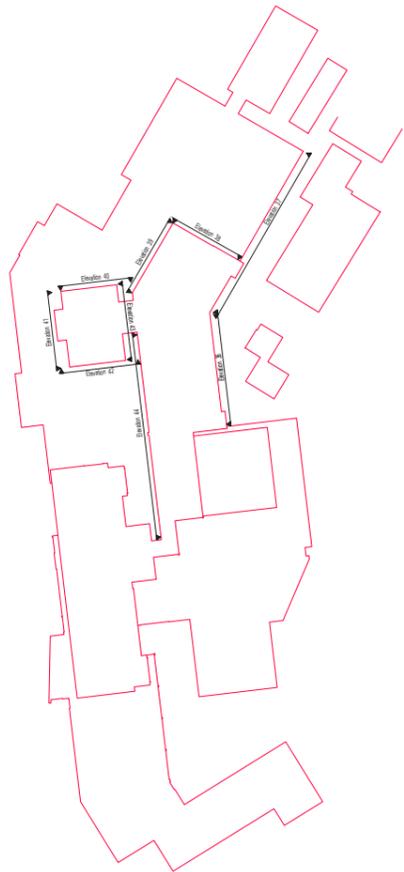
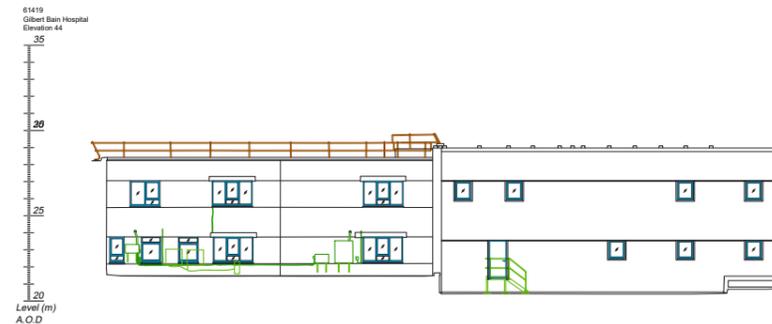
Elevation 42



Elevation 43



Elevation 44



1.3 Site Constraints

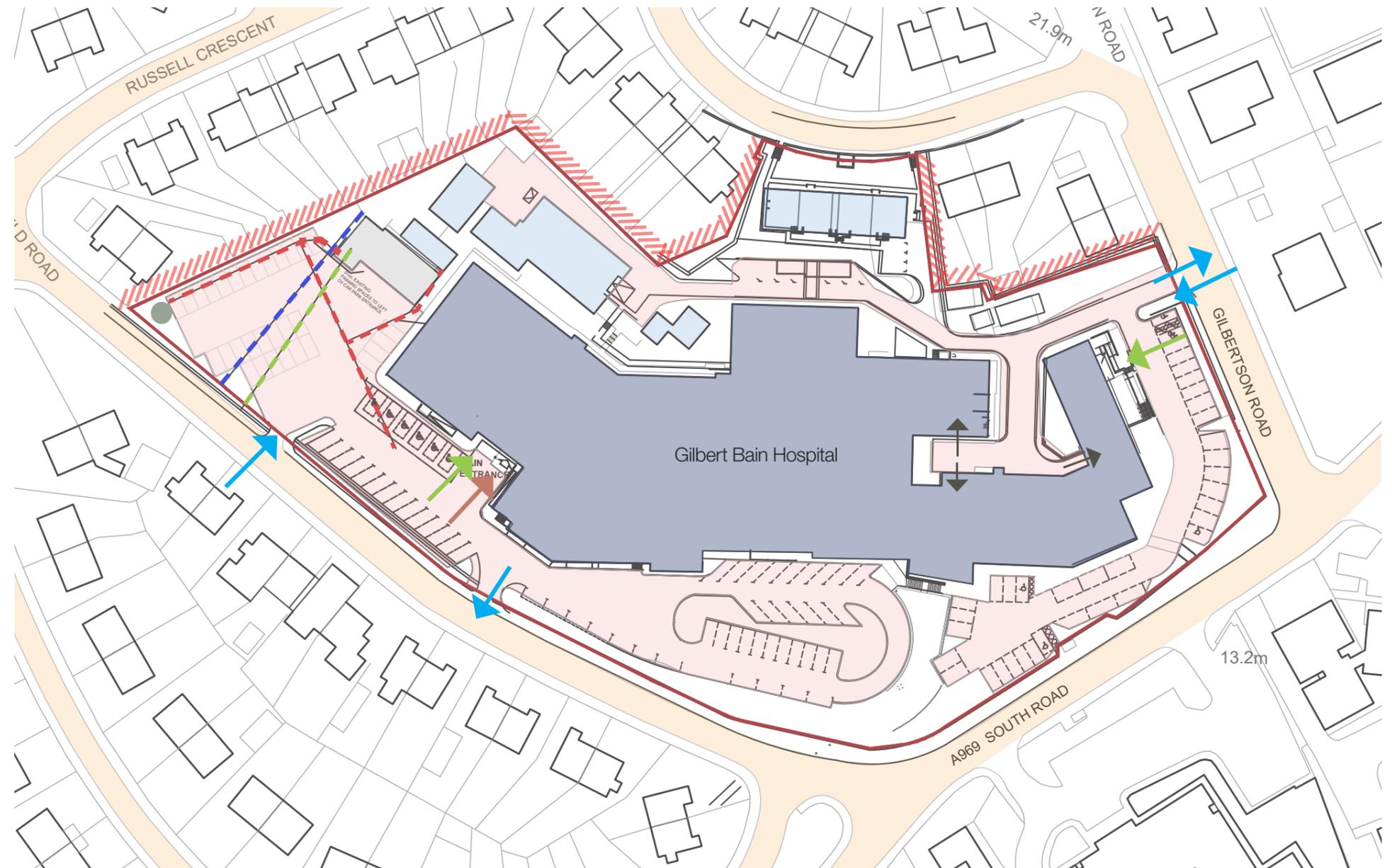
Site Location

The hospital site is very constrained with low rise housing backing onto the rear boundaries. Various services outbuildings pepper the rear service access road with pedestrian escape routes threading through these areas. The site falls away from west to east, dropping a storey in height across the site, with split level parking to all available land wrapping around the main building. Blue light vehicular access is required to be maintained at all times at the front of the hospital.

Site Entrances

As noted previously there are 2 existing access points to the site, and 1 exit only point. The one way vehicular access and route around the upper car park will be maintained throughout.

All 3 points must remain available throughout the duration of the works with emergency vehicles able to drop off / pick up at the main entrance and A+E.



- | | | | |
|-----------------------|-------------------|----------------------------|--------------------------|
| Existing MRI Unit | Existing Carparks | Underground DH Pipes | A&E Entrance |
| Existing Outbuildings | Main Road | Underground HV Cables | Hospital Entrances |
| Existing Hospital | | Underground Water Pipeline | Site Vehicular Entrances |
| Existing Substation | | Residential Boundary | Staff Entrances |



2

**Cladding
Proposal**

2.1 Extent Of Works

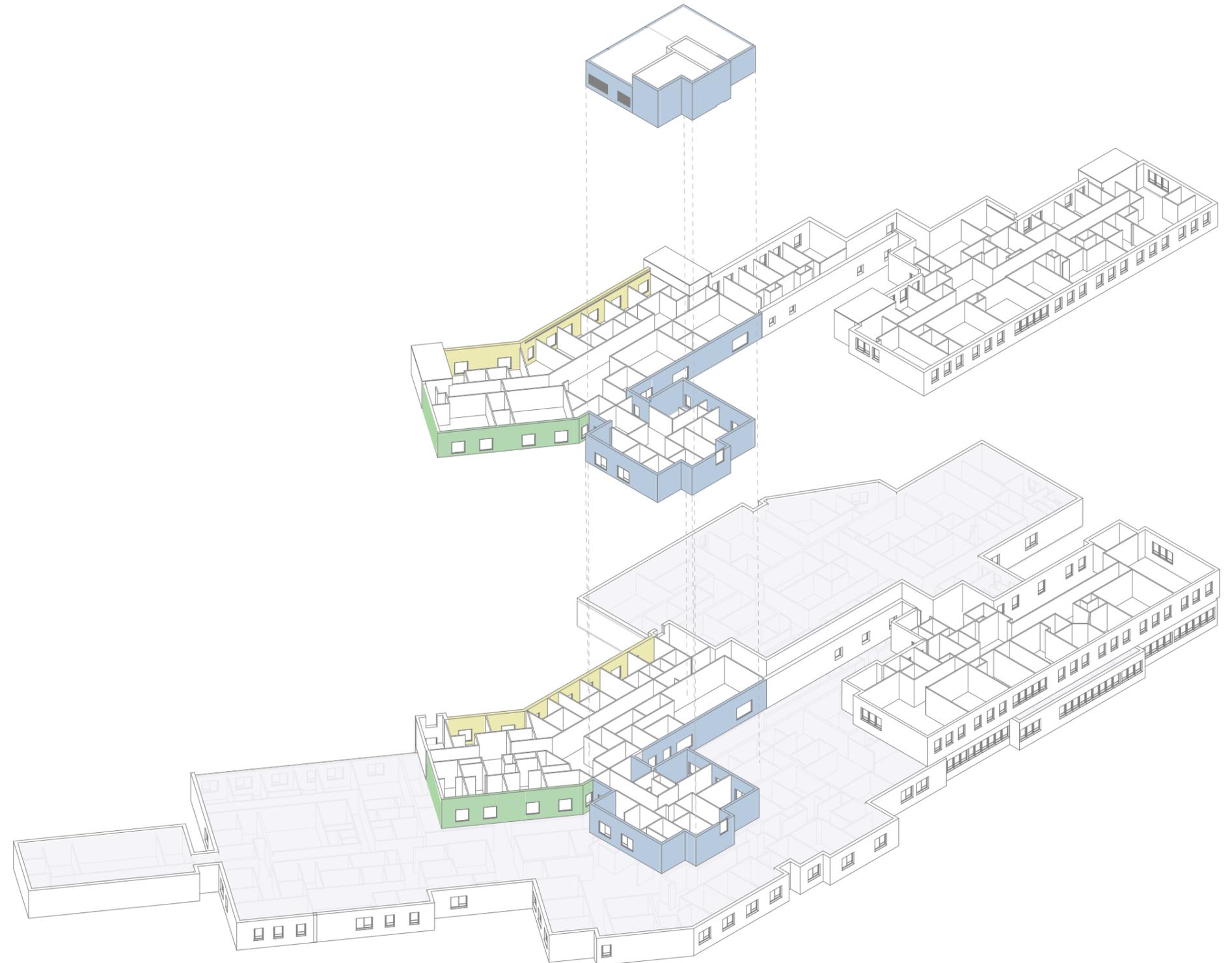
In Mott MacDonald's condition report Elevations 40-44 have been identified in need of remedial work. As such the outer leaf of blockwork to Elevations 40-44 must be dismantled and replaced with a lightweight insulated cladding system.

Elevations 36 and 37 require some areas of bossed render to be identified and replaced.

Elevations 38 and 39 require all existing render to be removed from the outer leaf of blockwork, and a new rainscreen cladding system is to be installed, spanning between reinforced columns with replacement of cills and lintels throughout.

Elevations 40 to 44 require the complete dismantling of the outer leaf of the cavity walls and removal of existing windows. Replacement cladding spanning between the reinforced concrete columns with new insulation is to be installed. As part of the recladding works we are taking the opportunity to replace all windows to elevations 38 to 44.

Extent of Works	
	REMEDIAL WORK - Strip external blockwork leaf (including external render) and remove windows. Internal blockwork leaf to be made good to accept new cladding supporting structure.
	REPAIR WORKS - Assess condition of render, locally repair or replace as required. Windows to be retained and made good as required.
	REMEDIAL WORK - Strip external render and make good to accept new cladding supporting rails. Cavity wall retained. replace windows, lintels & cills



2.2 Architectural Language

The proposed aluminium cladding introduces a slim panel arrangement with vertical banding created for the window zones; rationalising the existing layout and creating an overall architectural rhythm on the facade. Elegant flashing details will add a sense of structure and formation to the existing facade.

Additionally, visual interest will be carefully balanced by ensuring that the louvres are integrated discreetly within the elevations, avoiding their emphasis whilst maintaining a cohesive appearance.

We have chosen to use a non-combustible aluminium rainscreen cladding due to its following characteristics:

- Classified A1* fire rating in accordance with BS EN 13501-1
- Environmental exposure class
- Lightweight
- High quality and durability
- Ease of installation
- Availability

Precedents



Proposal



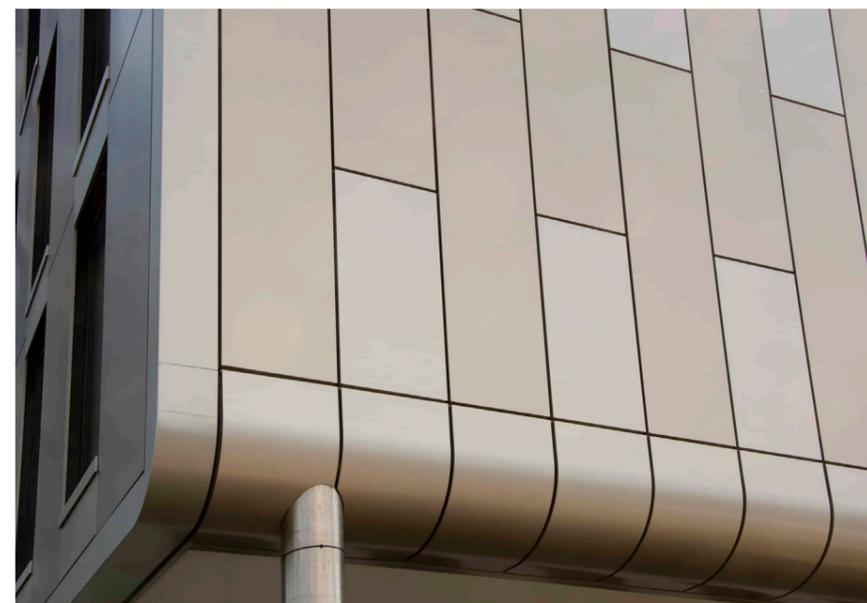
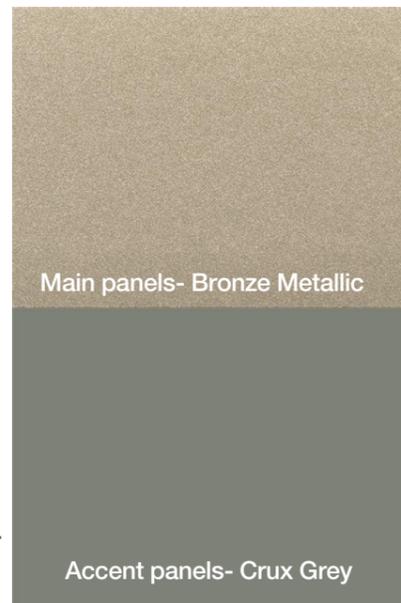
2.3 Proposed Colour Palette

The existing colour palette of Gilbert Bain Hospital includes neutral tones with hues of beige and warmer stone colours. When proposing new cladding for the building, it is essential to consider the existing colour palette to ensure visual cohesion with both the structure itself and its surrounding environment. By aligning the new cladding with existing tones and materials, the design would respect the context of the site avoiding visual disruption between the existing and proposed, demonstrating sensitivity to the built environment.

Existing Colour Palette



Proposed Colour Palette



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