

SUMMARY DESIGN AND ACCESS STATEMENT

February 2022

Planning application for site works and reconfiguration to provide construction of two new generator buildings, two new switch rooms, reconfigured car parking area and associated infrastructure

Wythenshawe Hospital (University Hospital of South Manchester), Southmoor Road,
Wythenshawe , Manchester M23 9LT

Project Team

Applicant

Manchester University NHS
Foundation Trust

Planning Consultant

Bramhall Town Planning Ltd

Architectural Team/Project Management

AA Projects

Images source: AA Projects, googlemaps and
openstreetmaps.org

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1. INTRODUCTION

1.1 The Purpose of this Document

The Summary Design and Access Statement (DAS) accompanies a full Planning Application by Central Manchester University Hospital NHS Foundation Trust in relation to the permanent delivery of new switch rooms and generators and reconfigured car parking layout. The site location is shown on the following page.

The DAS provides the opportunity to set out the design rationale which has been followed for the development. It has included the following steps:

- Assessment of the physical, architectural, social context of the site; and
- Evaluation of constraints and opportunities of the site, and options for the design.

1.2 Summary of the Planning Application

The application is accompanied by a number of supporting application drawings that are listed opposite.

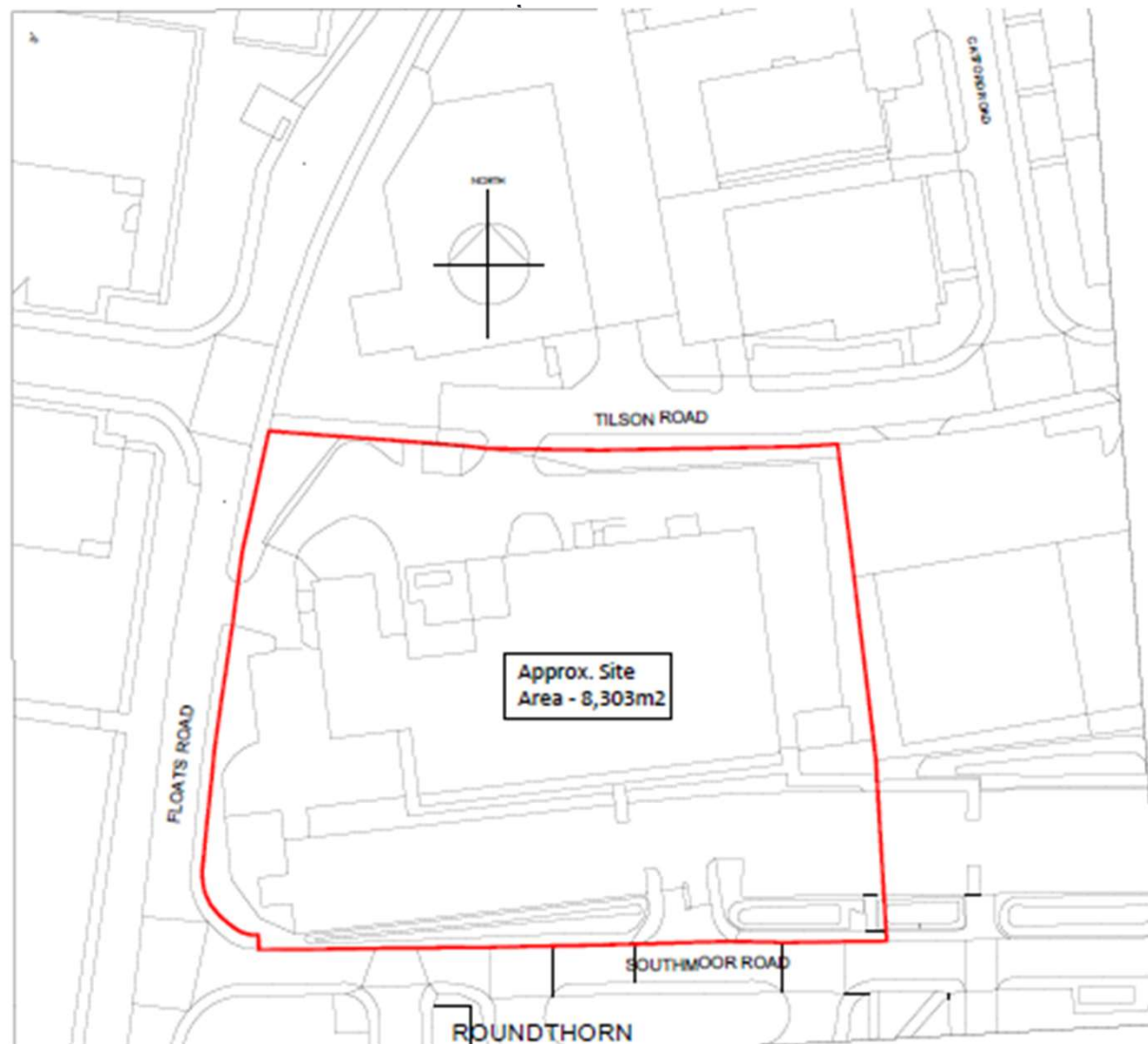
The scheme seeks to deliver necessary infrastructure in association with the hospital's Clinical Science Building (CSB).

[illegible]

1. INTRODUCTION

1.2 Summary of the Planning Application

The total 'red edged' site area is 8,303 sq.m.



1. INTRODUCTION

1.3 Development Vision

“To deliver an exceptional development that meets and exceeds urgent clinical care needs, is responsive to the existing hospital infrastructure and corresponds with the setting.”

The vision for the development is to provide :

- **Sound** design principles that whilst are practical have regard to the surrounding site context;
- Respects and responds to the **local setting** and character of the surrounding area, investing and enhancing the quality of built development;
- Creates a **high quality**, safe, healthy and attractive place for occupiers;
- Delivers much needed **clinical care infrastructure** for the urgent care needs of the hospital; and
- Minimises the use of **natural resources**, promotes environmental sustainability use of land, providing sustainable energy efficient development.

2. SITE ANALYSIS

2.1 Site Location- Image source googlemaps



2. SITE ANALYSIS

2.1 Site Location

The site is located within the heart of the urban area. It is:

- located within on an approach route into the hospital;
- an existing developed site;
- an appropriate and necessary location to provide clinical services infrastructure to the hospital; and
- within an appropriate distance to the CSB to which it serves.

Source copenstreetmap.org



2. SITE ANALYSIS

2.2 The Site

- Wythenshawe Hospital is part of the Manchester University NHS Foundation Trust and is a major acute teaching hospital. It is recognised as a centre of clinical excellence, providing services for adults and children, and employs over 6,000 staff. The hospital's Clinical Science Building is a critical component of provision at the hospital.
- The application site is located within the established hospital site on the north western boundary the substantial Roundthorn Industrial Estate.
- Collectively located within the heart of the established urban area.
- The hospital has evolved over many years responding to clinical needs. The historical nature of the site and uses required has meant there is no overriding architectural style of buildings, many designed where purpose and cost have been influencing factors.
- The application site lies on the site boundary adjacent to complimentary industrial, storage and distribution use, there are no residential neighbours in the vicinity of the application site.

Image Source: googlestreetview Access into CBS



3. SITE CONTEXT

3.1 Site Character

The site is located within the heart of the urban area, and in turn located on the northern edge of the existing hospital site.

Topography

The site is generally even and flat

Boundaries

The immediate development site boundaries are provided by existing built infrastructure of 1/2 storey in scale.

Access

The existing vehicle and pedestrian access point off Southmoor Road and in turn Float Rd will continue to serve the development and remain as existing. The development connects to the existing built infrastructure of the hospital. Pedestrian access is provided through the existing onsite and adopted highways infrastructure.

Ecology and Trees

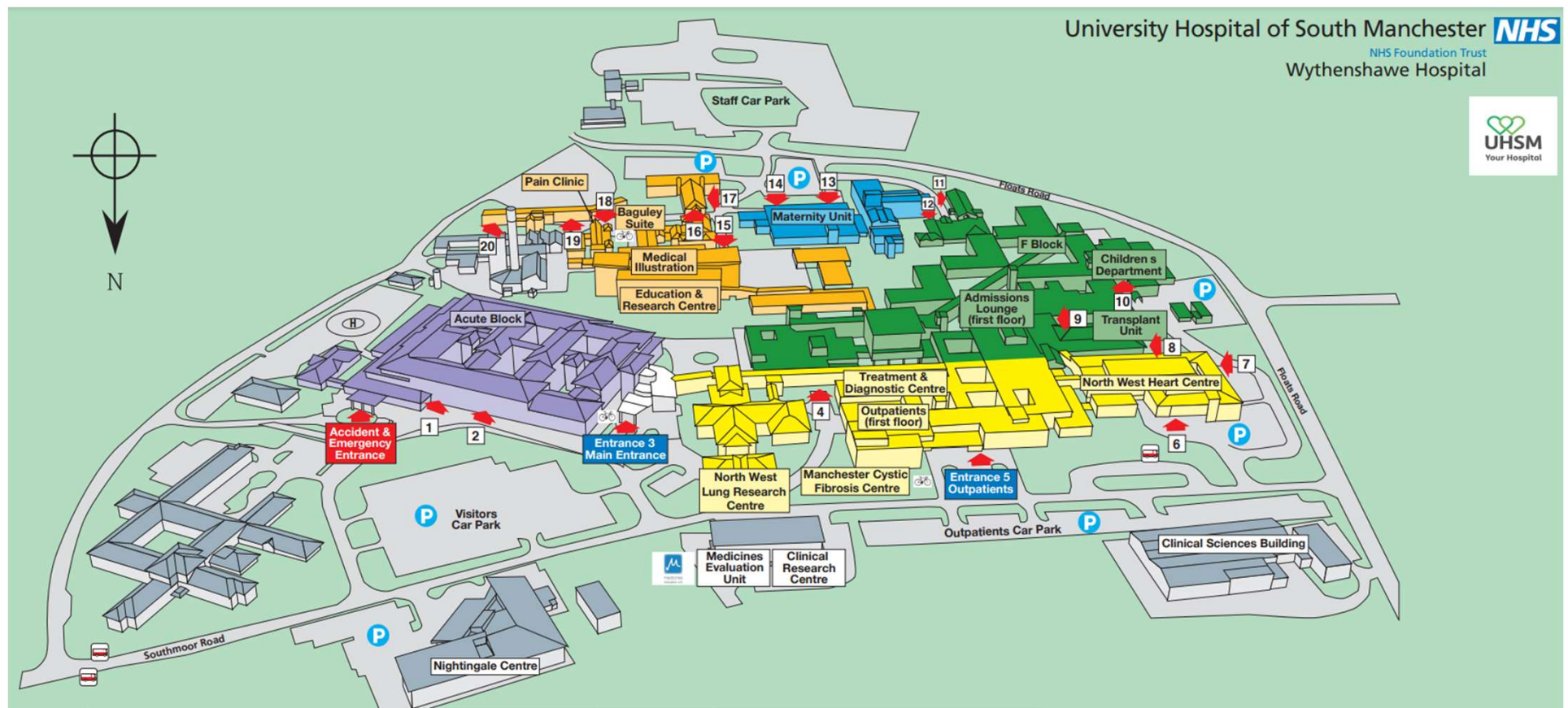
There are no known ecological features on the site. It is understood three trees will need to be removed to accommodate the relocated car parking spaces.

3. SITE CONTEXT

3.1 Site Character

An extract of the site 3D map is provided below to explain what the buildings in the immediate vicinity to the site operate as. This plan extract provides an appreciation of the existing CS building location.

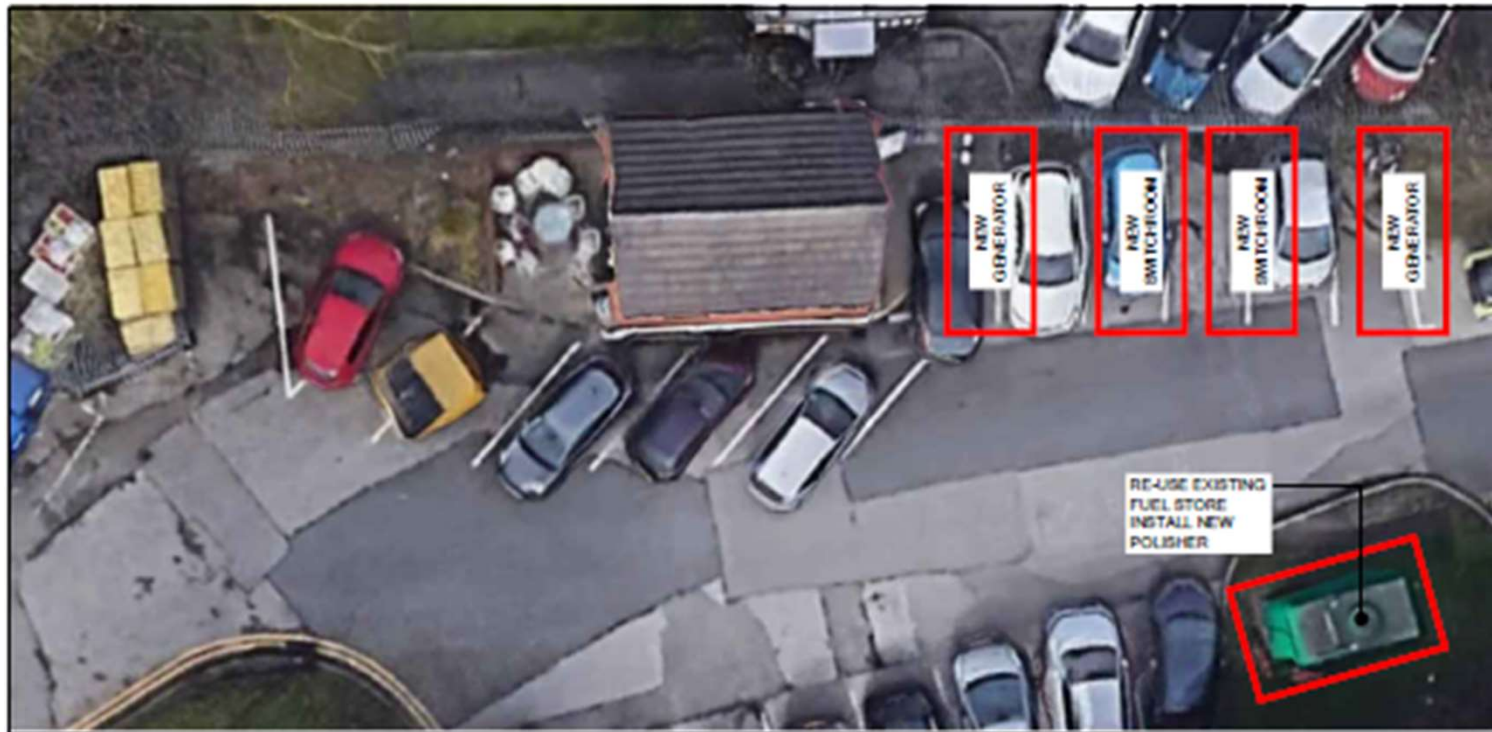
Image source University Hospital of South Manchester NHS



3. SITE CONTEXT

3.1 Site Character

The 'existing' site area.



3. SITE CONTEXT

3.1 Site Character

Full plans and elevations are enclosed in the submission, for ease of comparison the existing site layout and proposed site layout is shown below.

Existing



3.1 Site Character

Site plan showing proposed retaining walls, drainage, and existing structures. The plan includes a north arrow, property boundaries, and various annotations such as "Proposed Retaining Walls - Refer to Typical Filled Hollow Block Detail" and "Existing Access Gate to be Relocated - Final Details TBC by Contractor". The site is divided into several areas with different hatching patterns, and various dimensions and elevations are marked.

3. SITE CONTEXT

3.2 Site Constraints and Opportunities

The design rational of the site has been influenced by many factors, the key aspects are summarised here.

Site Constraints:

- Site area;
- Site location;
- Proximity needs to the CSB;
- Existing services/infrastructure;
- Construction requirements and timescale;
- Access;
- Loss of trees;
- Car parking relocation

Site Opportunities

- Ease of connection to the existing hospital;
- Reconfiguration and utilisation of the car parking layout;
- Delivery of much-needed infrastructure;
- Enhanced reconfigured designed to the northern boundary and public facing section of the site;
- Promotion of a sustainable development through build construction techniques; and
- To meet the technical requirements and demands of the hospital.

3. SITE CONTEXT

3.2 Cont...

The design evolution is influenced by the clinical need for the infrastructure and costs of construction but it has also considered the following relevant design areas:

1. Working with the grain of the place

- the promotion of a previously developed site
- respond to views
- amenity and overlooking

2. Urban Design

- creating the structure
- developing the parameters of the infrastructure, not overdelivering
- connections and circulation
- secure by design

3. Design and Materials

- technical considerations
- costs and speed of construction
- surfacing and landscaping
- lighting considerations

4. Sustainable Infrastructure

- promoting energy efficient methods of construction;
- Limiting loss of natural resources

3. SITE CONTEXT

3.3 Design Policy

An overview of the key planning policy considerations is provided below.

Policy EC12 University Hospital South Manchester Strategic Employment Location

Policy EC12 supports the continued expansion and growth and development at the hospital. The policy supports measures to advance clinical expertise and its ability to support the health of the community and employment growth in the area.

National Planning Policy Framework (NPPF)

The principal of development is advocated by NPPF that promotes, improving health, social and cultural wellbeing is identified as one of the core planning principles within the NPPF, and chapter 8 highlights the role that the planning system has to play in creating 'healthy, inclusive communities.'

The NPPF also supports the delivery and safeguarding of community facilities and services and recognises a need for existing facilities to develop and modernise to reflect changing community requirements.

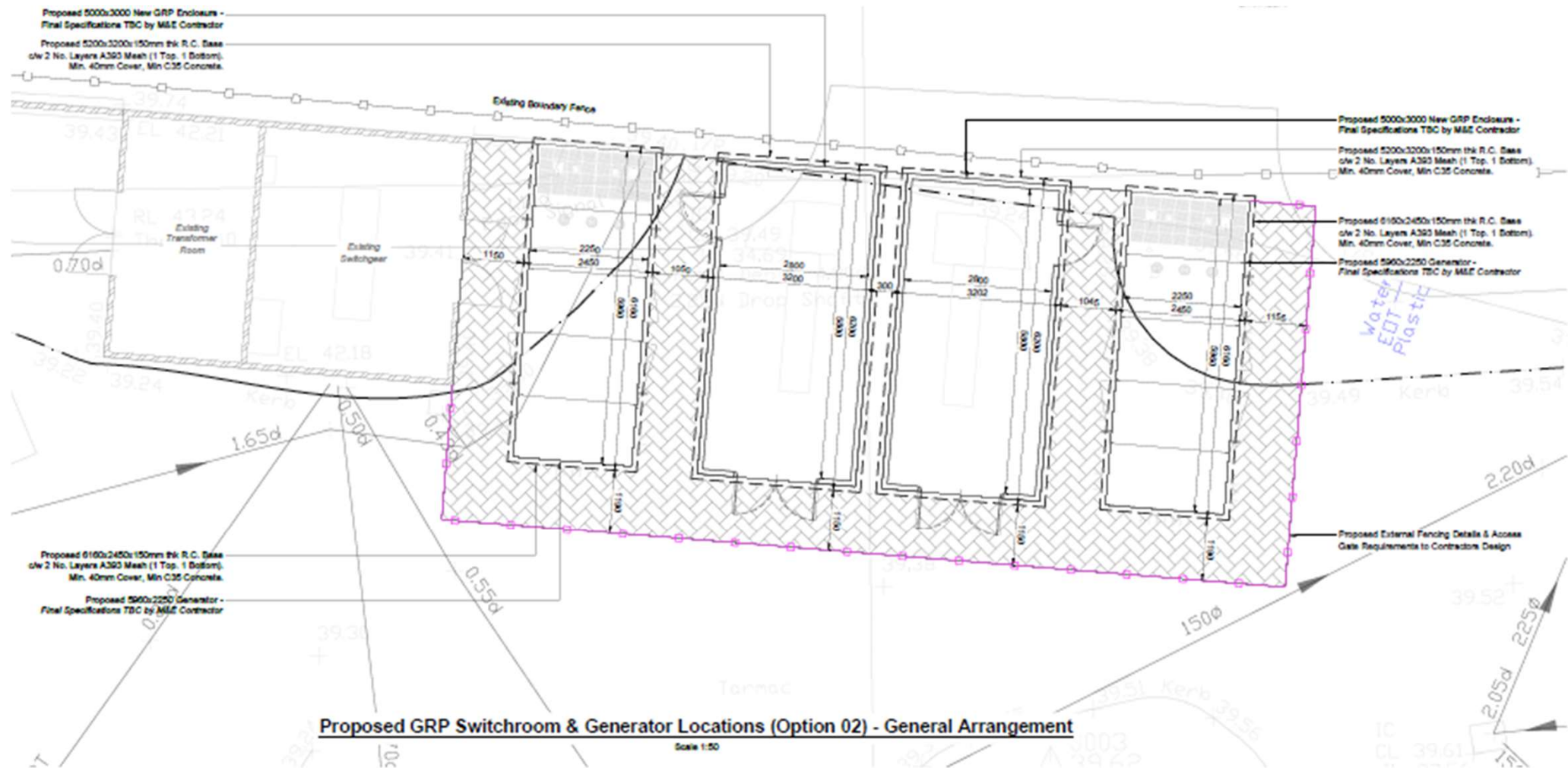
The recently updated NPPF has a clear intention to achieve high quality design. Paragraph 126 identifies and acknowledges the contribution that well designed buildings and places can play in improving the lives of people and communities. Paragraph 130 requires developments to add to the overall quality of the area and are visually attractive and of good architecture, optimise the site potential and create places that are safe, inclusive and accessible which promote health and well-being.

Overall it is important to highlight paragraph 38 of the NPPF advocates that Local Planning Authorities should approach decisions on a proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.

The development is inline with the Development Plan and the NPPF .

4. THE PROPOSALS

4.1 Proposed Layout



4.2.The Layout

Proposed



4. THE PROPOSALS

4.2 Design Principals

Amount and Use

- The application proposes necessary infrastructure, ancillary to the existing hospital use (Use Class C2).

Layout & Landscaping

- The development comprises, a ground floor (plant) switch and generator accommodation.
- There is little opportunity to provide landscaping on site, the applicant is seeking to reconfigure the parking that in turn will create an enhancement to the overall area through regeneration.
- The build form extends overall to a footprint of,69.86 sq.m GEA (59.3 sq.m GIA).

Appearance

- The external elevations have been designed with cost, practicality and local context at the forefront of the process.
- The building will be extended using standard construction methods.

Access and Movement

- The building will be accessed each externally.
- As the proposal forms infrastructure as part of the wider hospital accommodation, it will be accessed by existing hospital personnel.
- Access to the site and building is retained for vehicles Two additional car parking spaces can be provided as a result of the reconfiguration (from 19 spaces to 21 spaces).

Scale

- The built form is proposed as single storey and enclosed.

4. THE PROPOSALS

4.3 Consultation

The site is within the urban area of Manchester and notably within the existing developed hospital site.

The nearest immediate neighbours are opposite at the industrial site. The scale and format of the industrial estate in essence 'dwarf' the small-scale nature of this minor planning application. There are no residential dwelling houses close to the application site at all that could be affected by the proposals.

The preapplication consultation approach by the applicant has been considered in this respect and it is considered on this basis the Applicant considers it is not necessary to undertake additional pre-application consultation and allow the Local Planning Authority to undertake their usual statutory consultation measures.

The applicant is happy to respond to any queries, if they are raised during the formal consultation procedure.



5. CONCLUSION

The starting point for any scheme should be a succinct and clear vision and this scheme is no different. This DAS set out at the beginning the vision for this development as:

“To deliver an exceptional development that meets and exceeds urgent clinical care needs, is responsive to the existing hospital infrastructure and corresponds with the setting.”

The DAS has demonstrated that the proposals are based on a thorough site and contextual analysis, the opportunities and constraints of the site and the physical needs of the hospital.

It is clear the application presents an opportunity to deliver a much needed, urgent infrastructure resource and has had regard to and addressed the site constraints and opportunities.

The DAS has assessed the merits of the scheme and identifies the site's suitability for the use and the creative solutions available to maximise the use of this valuable previously developed site. It has addressed in detail the appropriateness of the amount of built form that is not overdevelopment and the composition of the scheme within the existing and proposed built framework.

The application is inline with the Development Plan and NPPF aspirations to support healthcare provision.

In conclusion, the proposed development is able to meet the development vision and the authority's support is requested.



BRAMHALL

TOWN PLANNING