

4.0 DESIGN STATEMENT

4.1 Design Principles and Concept

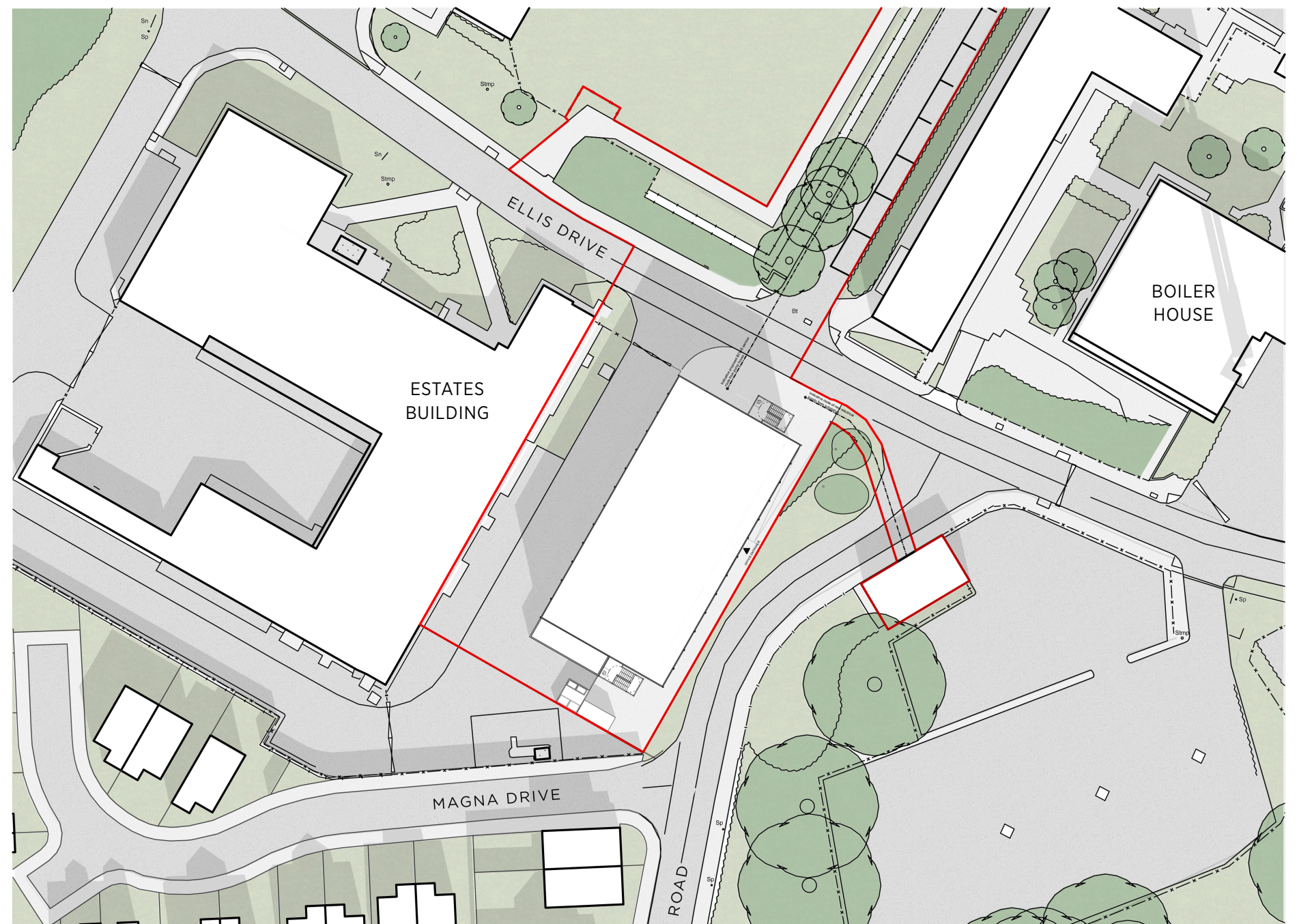
Key drivers:

- Provide temporary office accommodation for circa 292 staff to facilitate the redevelopment of the wider NMGH site
- Adopt a modular method of construction
- Strategically locate the temporary accommodation in an area which does not inhibit the ongoing phased redevelopment of the wider NMGH site

4.2 Site Plan and Layout

The positioning of the modular building within the site boundary has primarily been determined by a number of existing constraints; these include the service road to the west and the former fuel management system to the south. A key consideration has been locating the building away from the neighbouring residential area to the south whilst still maintaining visibility for vehicles exiting the site and turning right onto Ellis Drive to the North.

The footprint has been maximised to reduce the buildings height as far as possible in recognition of the low to mid rise surrounding context.



4.3 Movement Routes

4.3.1 Vehicular Routes

The existing vehicular route around the perimeter of the Estates building will provide delivery, refuse and emergency vehicle access to the modular office building.



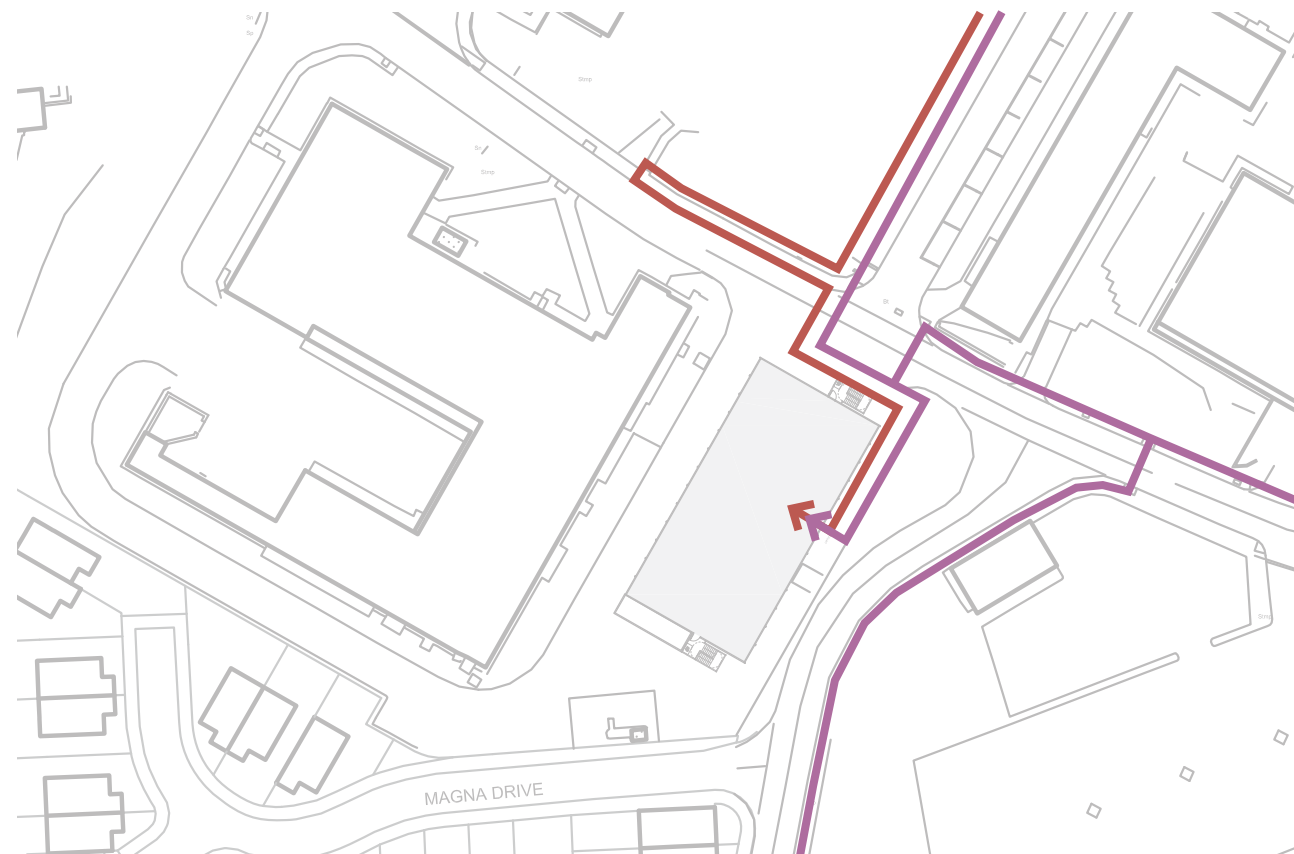
Key: Vehicle Access

- Existing FM Vehicle Route
- Refuse Collection Access
- Emergency Vehicle Access

4.3.2 Pedestrian Routes

The proposed primary pedestrian route to the north provides level access to the wider NMGH site and adjacent car park facilities. The improvements to this route, submitted as part of this application, will provide dedicated pedestrian access along key sections of the route.

The routes to the south and east provide pedestrian access from the nearest Metrolink station and a number of local bus stops.



Key: Pedestrian Access

- Pedestrian Access Route
- Level Access Route