

North Manchester General Hospital, Modular Office Building

Planning Document – Design and Access Statement

MARCH 2021 6512-SRA-E1-XX-RP-A-00002 P03 - S2 - FOR PLANNING



SHEPPARD ROBSON



Manchester University
NHS Foundation Trust

bruntwood

with



Turley

CONTENTS

1.0	Introduction	4	6.9	Horizontal Circulation	27
2.0	Development Brief	5	6.10	Vertical Circulation	27
2.1	Location	5	6.11	WC Accommodation	27
2.2	Stakeholders	5	7.0	Consultation	28
2.3	Project's Origin	5	7.1	Pre Application Consultation	28
2.4	Client/ Project Aspirations	5	7.2	Greater Manchester Police Consultation	28
3.0	Site Analysis And Context Appraisal	6	8.0	Schedule of Town Planning Application Documents	29
3.1	Site and Immediate Surroundings	6			
3.2	Site Constraints	7			
3.3	Site Opportunities	7			
3.4	Movement Patterns	8			
4.0	Design Statement	9			
4.1	Design Principles and Concept	9			
4.2	Site Plan and Layout	9			
4.3	Movement Routes	10			
4.4	Public Realm Pedestrian Route	11			
4.5	Scale and Massing	13			
4.6	Entrances and Active frontages	14			
4.7	Internal Arrangement	15			
4.8	External Appearance	19			
4.9	Landscaping	21			
4.10	Visual Impact Assessment	22			
5.0	Sustainability Statement	26			
5.1	Sustainable Features incorporated in the Design	26			
5.2	Achieving Part L Compliance	26			
5.3	Building Ventilation Strategy	26			
5.4	Heating and Cooling Strategy	26			
5.5	Energy Usage	26			
6.0	Access Strategy	27			
6.1	Access and Inclusion	27			
6.2	Access to Site	27			
6.3	Parking Provision	27			
6.4	Cycling Provision and Amenities	27			
6.5	Public Transport Amenities	27			
6.6	Service Vehicles, Refuse Lorries, Fire Engines etc	27			
6.7	Internal Accessibility	27			
6.8	Emergency Escape	27			

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Manchester University Foundation Trust. Additional input has been provided by Hive Projects, Turley, Curtins, and SI Sealy. It accompanies and supports the planning application for North Manchester General Hospital Modular Office Building. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

This document accompanies the planning application for a temporary Modular Office Building at North Manchester General Hospital for Manchester University Foundation Trust. It is intended to supplement the information required by Manchester City Council, the Local Authority, by summarising the functional requirements of the brief, together with the architect's interpretation of the site context and the response to it.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver exclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework.

This document should be read in conjunction with the summary of the meetings with the Local Authority in Section 7, and the supporting documents listed in Section 8, both found at the end of this document.

2.0 DEVELOPMENT BRIEF

2.1 Location

North Manchester General Hospital is located in Crumpsall, approximately 4.1km from Manchester city centre. The 27 hectare site is home to a district general hospital, an intermediate care facility and a mental health hospital.

2.2 Stakeholders

Manchester University Foundation Trust (MFT) manages the district hospital and the intermediate care facility. MFT is one of the largest acute Trusts in the UK; it operates nine hospitals across Greater Manchester and employs over 20,000 staff.

Greater Manchester Mental Health NHS Trust (GMMH) manages the mental health inpatient facility. This hospital specialises in caring for adults of working age, and offers assessments and treatment for a wide range of mental health needs.

2.3 Project's Origin

The current NMGH site is in need of radical redesign and investment to enable high quality services and a modern, joined up and integrated care system. Independent assessments have identified that over 70% of the existing estate is in desperate need of rebuilding.

NMGH is vitally important as the principal healthcare facility for North Manchester providing employment to over 2,000 people, many of whom live locally. It is located at the heart of the community in Crumpsall. As part of the redevelopment there is an opportunity to broaden the use of the site to benefit its local community and people across North Manchester.

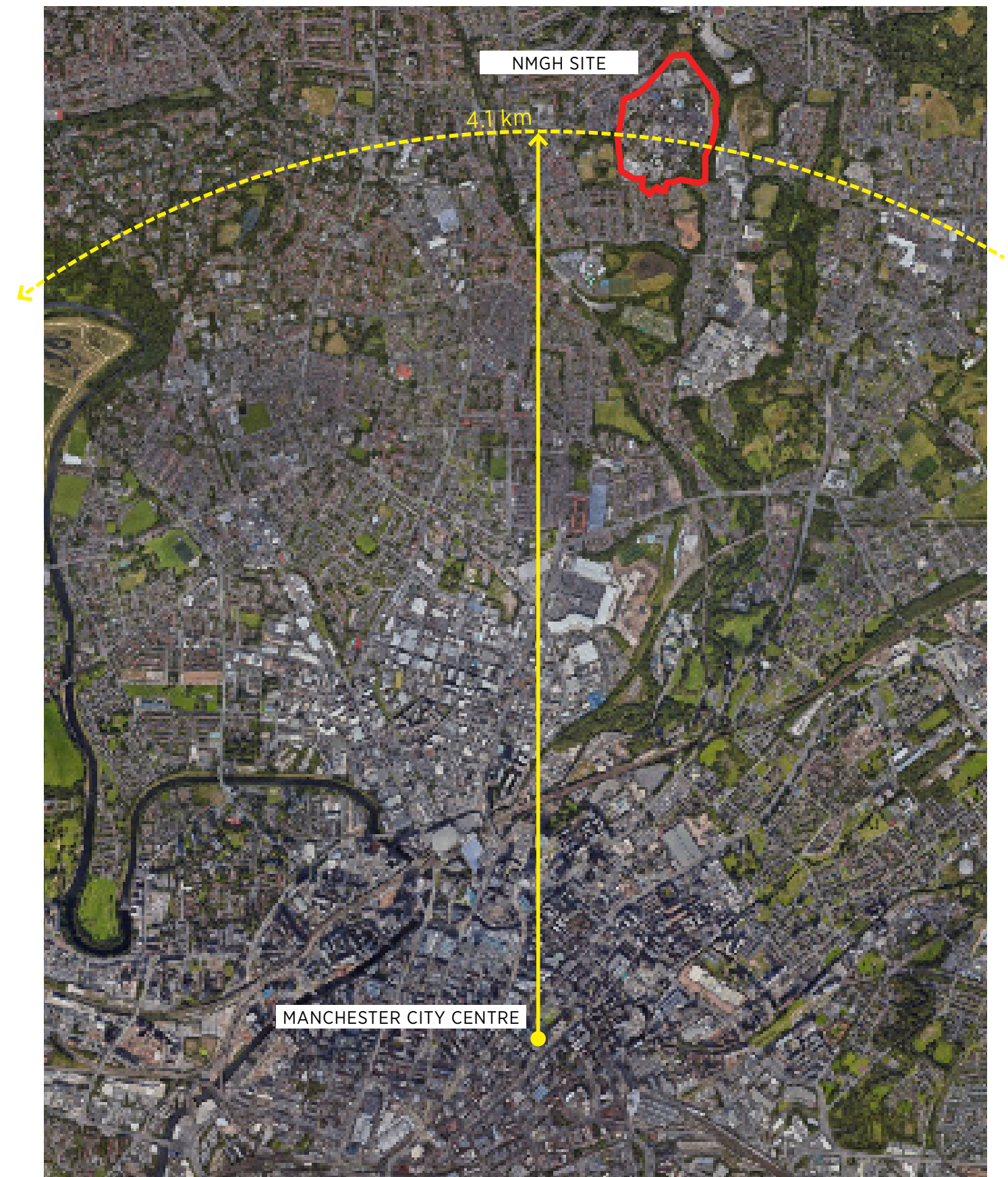
The redevelopment of the hospital is a key part of growing the North Manchester economy and meeting many of the strategic objectives of the city. This project contributes to the wider regeneration of North Manchester with links to existing initiatives such as the Abraham Moss Centre and the Northern Gateway residential development and renewal programme.

Delivery of this significant proposal will require the relocation of some support functions and departments into temporary accommodation to minimise disruption to vital hospital functions and services.

2.4 Client/ Project Aspirations

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



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.1 Site and Immediate Surroundings

It is proposed that the modular office building will be located on an existing car park adjacent to the Estates Department to the South of the wider North Manchester General Hospital site. The Site is bounded by Ellis Drive to the north, Eyam Road to the east, Magna Drive to the south and the Estates building to the west.

In addition to the modular building site, there are associated improvement works to the public realm to create a safe pedestrian route into the main hospital site and adjacent car parks.

Key:



Modular Office Building Site



Associated public realm improvements

