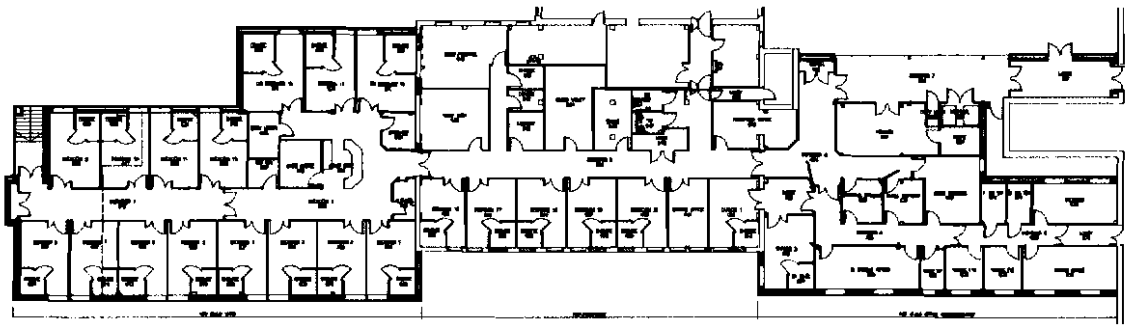
Hospital Street. The first floor OPD will be accessed via the existing stairs or the lift near the Chest Clinic entrance.



The new ward Accommodation will provide 20 good quality single bedrooms all with en suite facilities. All Bedrooms will have a fridge, personal CF equipment washing, space for dining, pc/entertainment workstation plus usual acute bedroom facilities.
A Kitchen with food prep capability for special dietary requirements will be provided in the new build admin block, together with a Physiotherapy area.

A design has also been completed for a future first floor above the new admin block, which will provide additional office space for 14 staff, including facilities. This has been included in the planning application for construction at a later date, forming Phase 2 of the project. Access to this area will be directly from the existing first floor glazed link corridor.

The layout and design of the building is in accordance with Part M, DDA and Manchester City Council's Design for Access 2 document.

Materials and Construction

The new build components of the scheme have been designed in keeping with the surrounding existing buildings. The use of traditional materials will ensure that the new buildings complement their surroundings. Both new build blocks will be constructed with facing brickwork to match the existing buildings, including the feature brick banding. The new ward block will have a pitched roof with slate look fibre cement tiles and low eaves to reduce its impact on the surrounding area. The new admin block and future first floor extension will have a flat roof to reduce the overall massing of the building and assist in the integration with the link corridor.

The windows to the new build have been designed in the style of the existing windows, with materials and colours to match. Window cill levels have been kept low to enhance the natural light and domestic feel of the ward bedrooms.

Internally there are existing Male and Female Disabled WC's located centrally in the refurbished block.

The finishes throughout the building are designed in accordance with Part M of the Building regulations, DDA and Manchester City Council's Design for Access 2 document. Floor surfaces are suitable for wheelchair use and anti slip flooring will be used wherever it is possible for the floor to become wet. Materials and colours throughout the building will provide a colour and tonal contrast between surfaces for safety and ease of use.

Corridor width in the new build ward block is 2.2m wide and 1.9m wide in the refurbished block. Corridors will include tonally contrasting colour schemes to assist sensory recognition between walls, floors, doors, door frames and ironmongery.

All single doors to the new build and all new single doors in the refurbished block will be 1m wide doorsets with colour contrasting ironmongery and edges. Double doors to corridors will be min 1.8m wide doorsets with contrasting ironmongery and edges. Corridor doors will be held open on détentes linked to the fire alarm or on DDA compliant self closers. All doors will comply with DDA requirements, Part M of the Building Regulations and Manchester City Council's Design for Access 2 document.

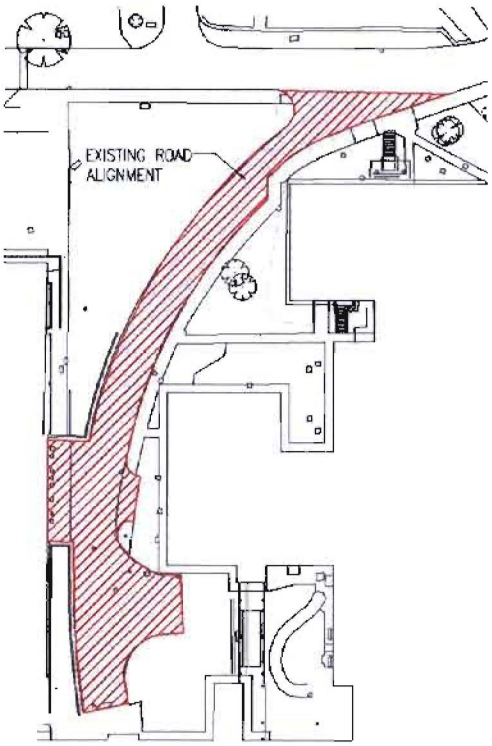
Site Layout and Access

There is no direct access required to this unit from the outside, although external fire escape doors are located where necessary. Access to the Unit is controlled and is via the existing hospital entrance and hospital street. As such, parking for the unit will be in the existing hospital car park outside the main entrance, which also provides adequate disabled person spaces. Patients and visitors will then access the hospital via the main entrance and be directed to the new Cystic Fibrosis unit. The Main entrance is well signposted in line with NHS Wayfinding design guide and directions to the new Cystic Fibrosis unit will be added to this by the Trust. In addition to this, a drop off area will provided adjacent to the unit on the existing access road. This will allow patients direct access into the hospital street outside the new unit. A Reception desk for the unit will be located at the end of the new ground floor glazed link corridor, where patients and visitors will be greeted and directed accordingly. Once in the unit, circulation is very simple and visitors and patients will be accompanied and assisted by staff.

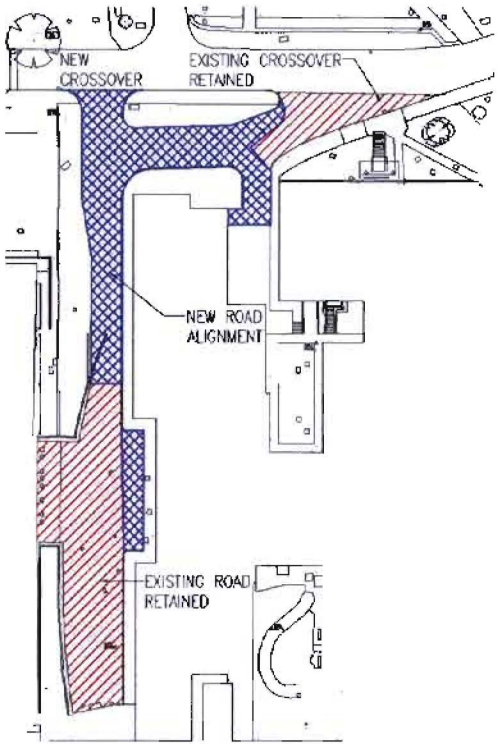
The current access road for deliveries, emergency and pedestrian access to the hospital street adjacent to the new unit will be maintained. The entry to this road will be re-aligned and linked to the adjacent access road to avoid the new ward block and miss the existing underground services where possible. A new crossover to the Hospital road will also be provided to allow a one way drop off system. The existing turning head half way up the access road will be retained. Vehicular access beyond the turning head will be for emergency vehicles only. A new basement plantroom is to be provided below the North end of the new ward block. A sloped access road and steps will be provided to this from the re-aligned main access road.

All external works have been designed in accordance with Part M, DDA and Manchester City Council's Design for Access 2 document.

A Green travel plan has been formulated by the Trust and submitted with the planning application as a separate document.



EXISTING ROAD LAYOUT



PROPOSED ROAD LAYOUT

Access Road Alignment

Landscaping

Wherever possible the existing grassed areas will be retained and made good where necessary. Provision of a 1.8m path around the building for pedestrian use and access for maintenance has been included. Access for high level maintenance to gutters will be via a suitable mobile access platform. Drop kerbs and blister paving will be provided at road crossovers and all footpath slopes are below 1:20 for easy wheelchair access. The existing landscaped garden below the glazed link corridor will be retained and access for maintenance will be provided via a double door in the new link corridor.

External Lighting will be provided along around the perimeter of the building and along the access road, designed to Part 3 BS5489 to ensure safe access and reduce crime risk/user anxiety.

Sustainability

The Trust takes it environmental and sustainability obligations very seriously. The Trust Board of Directors is in the process of signing up to an integrated Carbon Management Implementation Plan, and this project has been designed in accordance with this plan.

Underfloor heating within the floor screed will be provided within the new build ward accommodation and within the new build office area. This will be on the basis of individual room control. A patient bedroom and associated en-suite bathroom will be one combined heating control zone. The use of underfloor heating with lower LTHW distribution will give the opportunity for maximum condensing on the boiler plant, thus maximising the overall boiler efficiency.

The lighting installation will be designed around the use of high frequency efficient lighting with PIR controls to minimise energy usage.

The design for water heating is to generate domestic hot water via gas fired water heaters located within the basement plantroom. These incorporate stainless steel heat exchangers and will be selected for efficient operation. Solar panels have been designed into the scheme, but are currently outside the available budget and may be installed as a future upgrade.

The building design has been developed to maximise the use of natural ventilation and daylight. All areas which can effectively utilise natural ventilation have been located on the perimeter of the building. The window design will be optimised to maximise ventilation rates whilst maintaining security.

Waste Management

The Trust waste management policy states that all the waste is collected from individual departments and then centrally located and separated into the following categories:

Clinical Waste
Recycled Paper
Recycled Cardboard
General Waste
Recycled Metal
Recycled Plastics

The waste collection and disposal of this waste is contracted out by the hospital to a third party company. All waste from the new Cystic Fibrosis Unit will therefore become part of the existing site wide strategy.