Design and Access Statement for Additional Waiting Room Withington Community Hospital

22 APR 2009

1. Introduction

1.1. The proposed development is to offer an additional waiting room at Withington Community Hospital beneath a first floor overhang. A number of mobile scanning units are now based at the hospital and this has led to an increase in the number of patients who need waiting facilities. The current waiting facilities are overstretched and this has resulted in patients waiting on corridors which is impractical.

2. Site Context

2.1. ·Withington Community Hospital site is located in West Didsbury and accessed off Nell Lane.

2.2. ·**Uses and activities** The surrounding land is used by the existing hospital.

2.3. ·**Buildings and townscape**- Predominant characteristics are of the existing hospital design and which are of varying building heights consisting predominantly of brick elevations.

2.4. ·**Movement and Access** – Access to the site is from Nell Lane by all modes of transport including those who are mobility impaired. The proposed development does not interfere with current movement or access patterns.

2.5. ·**Public realm and open space**- Landscaping exists between the proposal and Burton Road. A number of residential dwellings are situated across Burton Road, approximately 30 metres away.

2.6. ·**Sustainability** – The development is located on a Brownfield site within the existing hospital boundary.

2.7. **Opportunities and Constraints**

2.8. The scheme has been put forward to make the best possible use of the existing layout with the available resources and minimal disruption both externally and internally. The proposal provides an opportunity to use an area of under utilised space beneath a first floor overhang adjacent to an existing waiting room. The existing buildings can remain operational both during and post construction.

3. Design Process

Evaluation

3.1. The existing hospital layout provides the opportunity for additional waiting room facilities with minimal disruption both externally and internally due to the site being located on the corner of a corridor and within the existing hospital footprint.

4. Development Proposals

Use

4.1. The land is to be used to provide additional hospital waiting facilities within the existing hospital building footprint.

Layout, Scale and Quantum of Development

4.2. The proposal will provide approximately 20m2 of additional waiting area. This will provide 15 seats and is located under the existing first floor overhang within existing hospital footprint.

Landscaping

4.3. As the proposal is being accommodated within an existing building, there is no need for a landscaping scheme.

Appearance

4.4. Materials are to match the existing building elevation; there is no additional glazing as the existing glazed unit and glazed door are to be reused within the development. (Refer to drawing L(00)01 Proposed Elevation A and B).

Security

4.5. The proposal is within the Hospital complex, and therefore is a secure environment.

Design Quality and Sustainability

4.6. The proposed development allows the best use of the existing building in order to continue to provide the best service to local people. It is also in keeping with the existing building.

5. Access and Movement

5.1. This scheme is to provide additional space for existing patients, and therefore should not increase movement within the hospital.

Vehicle Access and Car Parking

5.2. The proposal should not result in an increase in parking spaces or vehicular movement.

Pedestrian, Cycle and Public Transport

5.3. The hospital is accessible by foot, cycle and public transport. The proposal will not affect any existing pedestrian movements within the hospital, as it is accommodated beneath an existing hospital building.

Access for All

5.4. The building is already accessible by all, including those with disabilities.