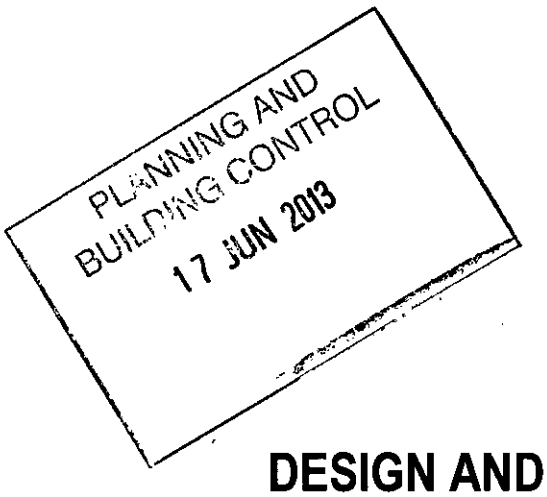
Central Manchester University Hospitals NHS

NHS Foundation Trust



DESIGN AND ACCESS STATEMENT

TEMPORARY ASEPTIC SERVICES UNIT

CENTRAL MANCHESTER HOSPITALS

OXFORD ROAD

MANCHESTER M13 9WL

PRODUCED BY

MR DAVID G BARKER

PROPERTY AND ESTATES DEVELOPMENT

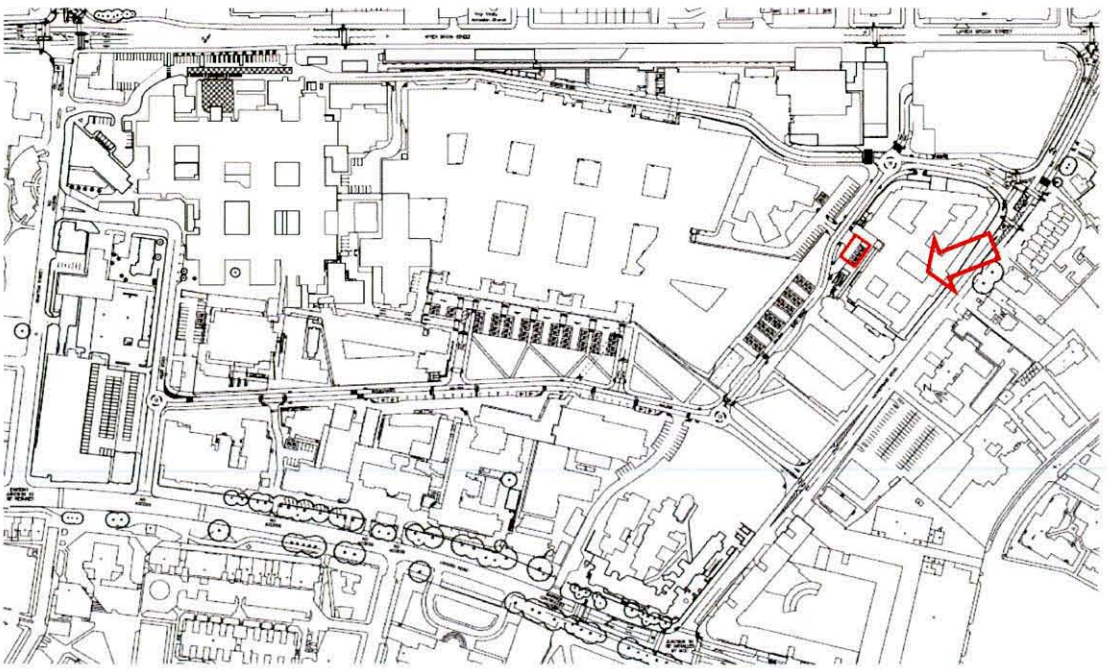
DESIGN STATEMENT

Introduction

This statement is to accompany the temporary planning permission application for two existing single storey, flat roofed, modular buildings; to be located to the north facing side of the existing hospital building, 'Edale House'. Currently the space is allocated as disabled parking. The two existing modular units will be connected by an adjoining, custom built lobby.

Location

The current space is located on the main hospital site and is accessed off public, pedestrian routes and an existing hospital service road.



Proposed Use

The hospital's 'Aseptic Services Unit' on the 4th floor of the New Hospital Development has been beset with issues ever since opening, primarily arising from poor build quality.

Following consultation it is decided that the facility needs to be completely rebuilt, which is likely to take 6-9 months to undertake.

The unit prepares aseptic intravenous products, chemotherapy, parenteral nutrition and antibiotics, for some of the Trust's most vulnerable adult, paediatric and neonatal patients.

Whilst the production of some of the unit's products can be outsourced, albeit at considerable expense, some of the products have to be produced on site to enable the Trust to continue treating patients.

After extensive investigation it has been confirmed that none of the other clean room facilities on the central site could be used as a temporary 'ASU'.

The proposed temporary 'ASU' will provide a decant space for the production of vital medicines whilst refurbishment works on the existing aseptic unit take place.

Following a feasibility study of the site, the only viable location for this facility is on the car park outside Edale House. (As shown on drawing ref. 13038/P/A001)

Size of the building

The proposed 'ASU' area = 174m2

The proposed 'ASU compound', including hoarding area = 268m2

Layout

As previously described and illustrated in the proposed drawings, the two existing modular buildings will be located side by side with an adjoining bespoke lobby. As the units are existing, the orientation and positioning cannot be altered.

Access to the building will be through the proposed lobby, where staff members will enter a series of pressurised chambers before entering into the laboratories. The two modular buildings operate separately from each another with only a shared access lobby. Both units are provided with separate air handling plant.

Scale

The scale of the development is largely dependent upon the existing nature of the units and their functional requirements. The buildings are single storey 'boxes' with plant located externally. The plant and buildings will be largely obscured by the three metre hoarding to be constructed around three sides of the proposed buildings.

Landscaping

There is no requirement to provide landscaping in relation to the proposed development; however the existing trees and shrubbery to the perimeter of the proposed compound should not be affected by the proposed.

Design/Appearance

The building, in basic terms, is a single storey, light grey, modular building with white upvc doorsets and double glazed windows. The units will largely be obscured by three metre high timber hoarding.

Service provision from the adjacent hospital building (Edale House) will be connected to the proposed buildings by use of a 'service riser' and 'bridge' constructed over the existing pedestrian entrance. The 'bridge' will be decorated to a high finish with signage identifying the main entrance of Edale House.

Existing Photographs

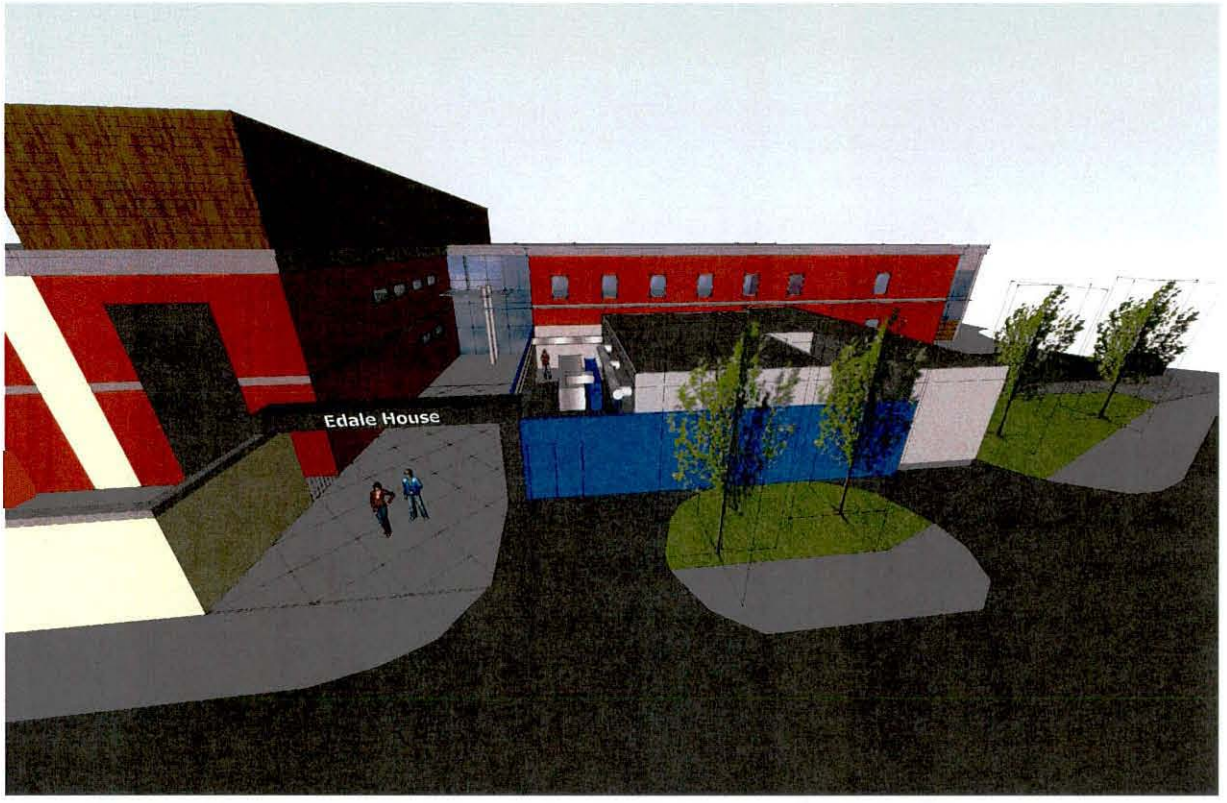
The pictures below show one of the existing ASU's 'in-situ' at Tameside Hospital. The unit is to be decommissioned and relocated to Central Manchester Hospitals as part of this work.

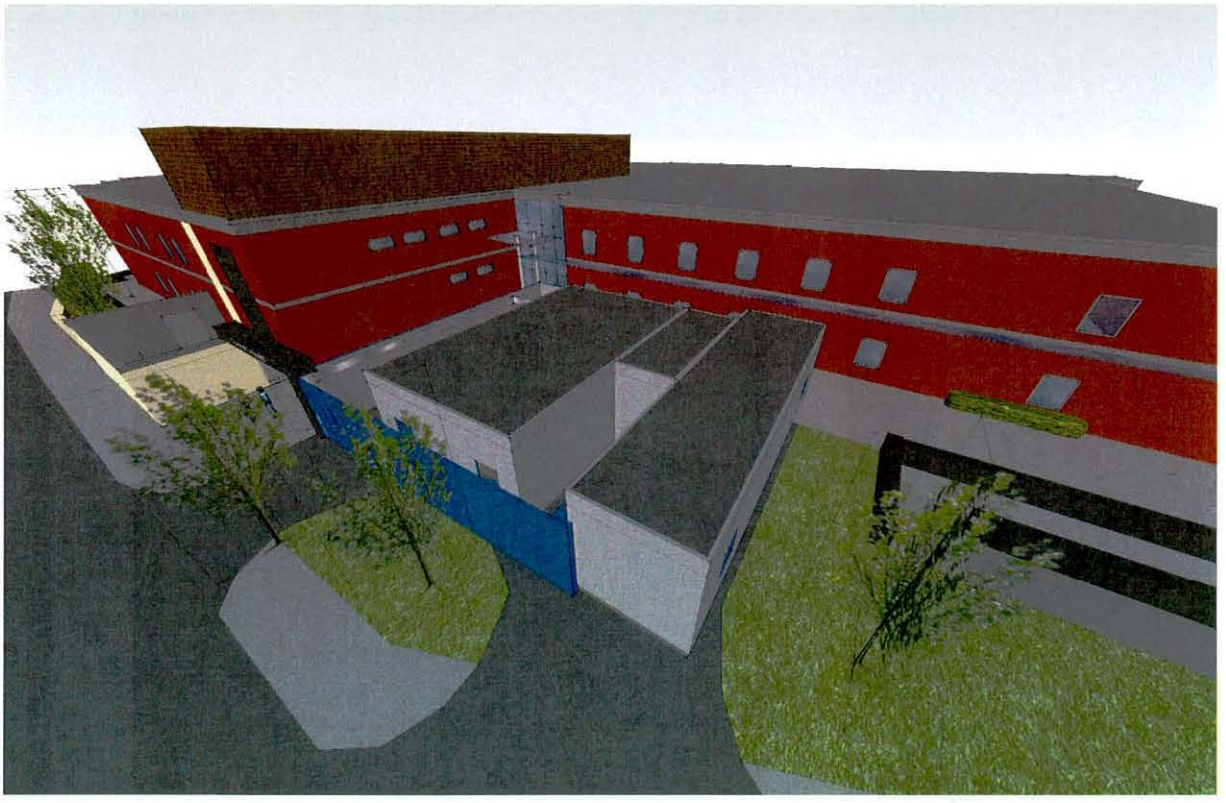







3D Visuals





Short term strategy

It is likely to take 4-5 months to construct and commission the temporary facilities and a further 6-9 months to undertake the reconstruction works within the existing Aseptic Services Unit.

This would mean that the temporary facility would remain on site until Mid-late 2014.

Long term strategy

Once the rebuild of the 4th floor Aseptic Services Unit has been completed, the temporary facility will be retained for a further 6-9 months to allow it to be used as a temporary decant facility for the Eye Bank and Radio-pharmacy whilst remedial and lifecycle works are undertaken within these areas.

This would mean that the temporary facility would remain on site until spring 2015

ACCESS STATEMENT

Access to Site

The proposed unit is located on the main hospital site and is accessed off public, pedestrian routes and an existing hospital service road.

Legislative Requirements

In considering the general accessibility of the building, the following legislative requirements have been taken into account:

1. Part M of the Building Regulations
2. Health Technical Memoranda
3. Health Building Notes
4. BS 8300

Accessibility Considerations

Level Access

Level access to the building has been achieved by ramped access, complying with all Part M regulations.

Site levels and access to the rear is however strictly for means of escape and is not recognised as an entry route.

The proposed user group: The property will be used by NHS Clinical Staff and inpatients, the general public.

Circulation within the Building

The internal corridors and clear door opening widths are as existing; measuring min. 1000mm and 900mm respectively.