PLANNING
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DESIGN AND ACCESS STATEMENT

UNIVERSITY HOSPITAL SOUTH MANCHESTER

PROPOSED EXTENSION AND REFURBISHMENT OF THE BOOKING-IN OFFICE AT THE OUTPATIENTS DEPARTMENT (OPD)

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1.0 Introduction

Purpose of the Statement

This Design and Access Statement is prepared by Gilling Dod Architects Ltd (GDA) on behalf of the South Manchester University hospitals NHS Foundation Trust. The Trust is a major acute teaching hospital trust providing services for children and adults at Wythenshawe Hospital and Withington Community Hospital (the latter owned by Manchester Primary Care Trust). They provide district general hospital services and specialist tertiary services to the local community. Specialist tertiary services are also provided to patients from further afield and they serve a total population of 570,000.

The proposal also goes towards fulfilling the Trust's vision, 'Towards 2015'. It sets out their long-term objectives and is based on their core purpose, to deliver excellent clinical care and to allow patients to experience the NHS at its very best. This report responds to the requirements of the Town and Country Planning (General Development Procedure), (Amendment) (England) Order 2006 for most planning applications. This report comprises a Design and Access Statement that explains:-

a) The design principles and concepts that have been applied to the development; and

b) How issues relating to access to the development have been dealt with.

The structure and content of the statement has been produced using *"Design and Access Statements: How to Write, Read and Use Them"* (CABE 2006).

Consultation

The Report has been produced following productive ongoing consultation between the design team and key members of the Trust via including their estates department and clinical staff who manage and operate the units.

Report Structure

- **Section 2.0 "Understanding the Context":** provides a review of the existing physical, social and economic characteristics of the site and its surroundings in terms of its history, land uses and public transport accessibility, and provides a brief review of relevant design related policies and guidance.

- **Section 3.0 "The Proposal":** describes the proposal and its evolution. This section outlines the approach taken in terms of use, amount, scale, layout, appearance and access to the development for all potential users.

- **Section 4.0 "Assessment against Policy":** assesses the proposals against design policies at regional and local levels.

- **Section 5.0 "Summary":** provides a summary of the proposals and highlights the key aspects of this Design & Access Statement

2.0 UNDERSTANDING THE CONTEXT

Introduction

This section is to demonstrate that a review of the site's characteristics and its context has taken place. "Context" relates to the physical, social and economic characteristics of the area.

HISTORIC CONTEXT

Baguley Sanitorium was the first medical building to be built on the site of todays University Hospital of South Manchester. The Sanitorium was completed in 1902. It specialised in the treatment of infectious diseases and TB. In 1952 a new chest clinic was opened there and it became Baguley hospital. At the same time the Emergency Medical Service Hospital which had been established during WWII for the treatment of soldiers, became Wythenshawe hospital. In the 1950s a 350 bed hospital was commissioned and constructed on the land of Baguley hospital.

By 1995 the Trust was treating more than 7,500 in-patients and day cases, 300,000 outpatients, with 90,000 attendances at the A&E departments' clinic and renal department. The most recent developments on the site have been the opening of the new Genesis Breast Cancer care unit in 2007 and completion of the state of the art Cardiac Care Centre in February 2008.

PHYSICAL CONTEXT

Local Context and Land Uses

The site is within the hospitals site boundary and sits adjacent to the residential area of Wythenshawe. The whole site is bounded to the south by a business park of Floats Road and a substantial area of staff car parking.

Site Description

The site is located centrally within the South Manchester hospital's ground. It is well situated for communications with the rest of South Manchester and the North West and the country as a whole. The site offers easy access to the M56 and M60 motorways. It is accessed more locally by means of excellent public transport. With a number of bus services frequenting the site (Service numbers - 11, 19/19A, 19B/19/c, 84, 104, 109, 177, 178, 179, 196, 276, 368). There is a bus stop currently located within 50M of the entrance to the OPD.



Fig 1: Ariel view showing location of the Wythenshawe Hospital.

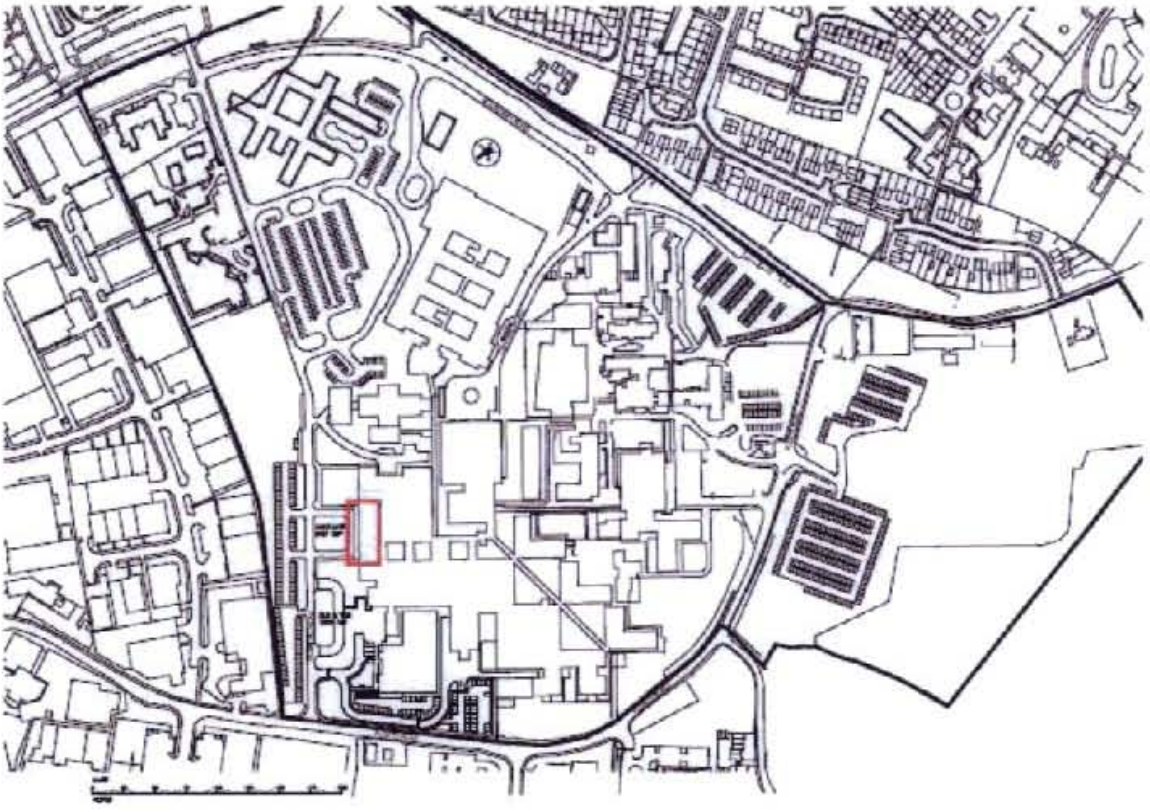


Fig 2: Wythenshawe Hospital Site showing Location of the Out Patients Department Booking-In Office Redevelopment area.

Existing Building

The existing Out Patients Department (OPD) (Fig: 3 and 4) building comprises of single and two storey elements with some additional plant rooms at roof level. It is a concrete frame construction and the main elevational treatment is glazed.

The Surroundings

The Booking-in Office Redevelopment is to be housed within the existing confines of the OPD. The OPD is encompassed centrally within the hospital complex with direct access from the main hospital road.



Fig 3: Existing Main Entrance of the Booking-In Office Redevelopment area.



Fig 4: Existing view from first floor level to the point where the Booking-In Office Redevelopment is to be sited.

SOCIAL AND ECONOMIC CONTEXT

The hospital serves Wythenshawe and other areas in South Manchester including Stockport and Withington. Wythenshawe itself was built in the 1930s to provide quality housing for Manchester's growing industrial workforce. The area has fallen into deprivation following the effects of the widespread market failure of Manchester's traditional manufacturing industry in the 1970s. The Index of Multiple Deprivation 2000, which combined income, health education, housing, and geographical access to service domains, ranked all six of Wythenshawe's wards in the top 10% of most deprived wards nationally. The unemployment rates are above the national average along with the number of single parent families and homes on income support.

PLANNING POLICY CONTEXT

North West of England Plan, Regional Spatial Strategy to 2021

The adopted RSS for the North West was published in September 2008 and provides general guidance on strategic planning issues for the period up to 2021. It addresses issues of housing, economy, transport, education and health from a regional and spatial perspective. The core development principles of the RSS deal with:

- Economy in the use of land and buildings
- Enhancing the quality of life
- Quality in new development
- Promoting sustainable economic growth and competitiveness and social inclusion.

DP2: One of the core principles is DP2 the promotion of "Sustainable Communities" (Sustainable Communities. People, Places and Prosperity 5 Year Plan). It aims to meet the needs of existing and future residents, to increase quality of life levels. This will be done by improving the health and educational attainment of the regions population and reducing present inequalities.

DP3: Quality in new development, the policy states that local authorities should prepare local design strategies to ensure new development demonstrates respect for its setting and is good quality design. This includes setting out guidance to help create quality living and working environments incorporating more efficient use of energy and materials.

Unitary Development Plan

Manchester's Unitary Development Plan was adopted on the 21st July 2001. The relevant policy of consideration of this planning application comprise of:- Policy WW1 (West Wythenshawe) General: Parts a and e

a. protect and improve the quality of both the built and the open environment in order to improve the attractiveness of West Wythenshawe as an area in which to live, and in which new employers are encouraged to locate;

e. provide community facilities accessible to all members of the community, particularly those with special needs;

Other relevant planning documents:
Guide to development in Manchester – supplementary Planning Document and Planning Guidance (SPD) 11 October 2007
PPS1 - Sustainable development and climate change
PPS25 - Development and Flood Risk

3.0 THE PROPOSAL

Purpose

This development will provide space for additional staff dealing with patient appointments and booking in. The new offices will be equipped with the latest IT systems and will greatly improve efficiency and patient liaison, leading to a reduction in treatment waiting lists.

Existing Plans

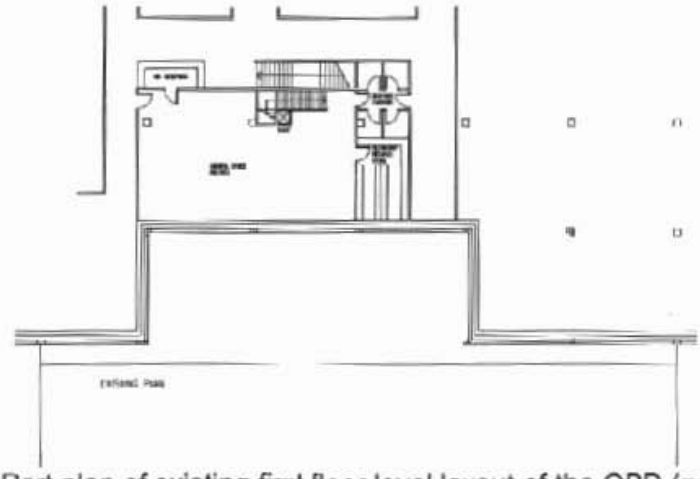


Fig 5: Part plan of existing first floor level layout of the OPD (not to scale).

Access

Access to existing OPD remains unchanged. Access to the new office development is through the OPD entrance and then via existing lifts and stairs to the first floor.

Layout

The plan of the extension and refurbished area is linier in form to maximise a free flowing work space environment with safe visual exit routes. The two main areas of office space created are open plan, light and airy. Provision is further made for a number of smaller spaces to be created to maximise flexibility of use.



Fig 6: Part plan of proposed first floor level layout of the OPD (not to scale).

Scale

The scale and area of the proposed extension is in keeping with that of the existing OPD building, the extension fills in the vacant space above ground floor level at the point of the entrance of the existing building (Fig: 4). Existing floor levels continue through to the adjoining existing built elements. The size of the overall footprint of the OPD building remains unaltered.

Appearance and Materiality

The new build extension will consist of a frameless glazed facade to create a feature above the existing OPD entrance to draw patients to the correct location. The materials will give the Out Patients Department a modern appearance more in keeping with the services provided.



Fig 7: Initial sketch perspective of proposed first floor level layout of the OPD to form new entrance (not to scale).

The chosen materials will be suitably robust and durable with a good lifespan and low maintenance requirements. They should contribute to the units overall security and be vandal proof as far as is possible.

For speed of construction and cost effectiveness the extension construction will be steel framed modulated units manufactured off-site.

Once on site these metal framed units connect together to form an enclosed linear element that spans between the three bays on the first floor level of the OPD.

Environment/Ambiance

The internal environment of the extension will be lifted by good levels of natural daylight and fresh air. The design maximises the provision of natural daylight and ventilation. Individual rooms will be personally controllable in terms of ventilation and heating with the provision of opening external windows and localised controls. The two main open plan offices and the displaced offices will have views out. Sunlight and privacy will be managed by the use of window blinds.

The interior design will make use of colour and texture in such a way as to evoke feelings of comfort and calm.

4.0 ASSESSMENT AGAINST PLANNING POLICY

This section of the report provides a review of the scheme against the policy objectives outlined at the end of Section 2.0.

The proposal to refurbish and extend the existing facility at the University Hospital South Manchester responds to these planning policies as follows;

• The improved facility will help to meet the existing and imminent future needs of the local community. The existing transport infrastructure along with the existing design's DDA compliance and the inclusive nature of NHS healthcare facilities, makes this development accessible to all the staff who are to use the facility.

This sits in line with section DP2 of the North West of England Plan, Regional Strategy to 2021 and Part e of Policy WW1.

• Throughout the design process there has been consultation with the hospital user group and the Trust to ensure our design meets the requirements of the various departments. The considered design of the new build element and the reorganisation of the existing layout provides better clarity in and between the department. The spatial relationships within the building will be more efficient and user friendly.

Externally the extension will lift the aesthetic of the existing OPD building and will enhance the character of the existing building and the surrounding context. Good quality materials and tradesmanship will go together to produce a development that will enhance the quality of the built environment at the hospital. These changes meet DP3 of the North West of England Plan, Regional Strategy to 2021 and Part 'a' of Policy WW1.

• Where possible sustainable materials, techniques and systems will be adopted. This will ensure that the proposals will reflect the requirements of PPS1 and other guidance that supports the government's climate change agenda.

• The new extension has a footprint of less than one hectare and the site does not sit within an area of flood risk. Drainage from the site will be accommodated within the existing drainage network. As a result the development imposes minimal flood risk and meets with PPS25.

5.0 SUMMARY

This Design and Access Statement accompanies an application for full planning permission for the extension and refurbishment of the existing hospital Booking-in Office at the OPD Building. It demonstrates a thorough understanding of the site and assessment of development constraints has led to a full appreciation of the site's development capacity. In conclusion we believe that the proposed development will be adequately accommodated for within the proposal site and that the Council's design objectives can be fully complied with. The upgraded building will provide hospital staff with an excellent facility.