073089 – New Multi Storey Car Park

27th February 2008

AFL
ARCHITECTS | INTERIORS

Christie Hospital NHS
NHS Foundation Trust

Car Parking Allocation

	Existing	Proposed
Patient / Visitor		
Radiotherapy No.1	49	0
Radiotherapy No.2	22	22
Kinniard Road	37	110
Oak Road	219	182
YOU	5	5
Palatine House	5	5
Holt House	0	45
ALU	4	4
Nathan House	5	5
Walton House	8	8
New Spaces		
MSCP	0	110
Sub Total	**354**	**496**
Staff		
Kinniard Road (Withington Green)	254	181
Holt House	45	0
Holt House	4	4
Epidemiology	30	30
PICR	14	14
Bungalows (Withington Hall)	14	18
New Spaces		
Withington Hall Block C	0	32
Multi Storey Car Park	0	90
Temporary Spaces		
Off Site		
Sub Total	**361**	**399**
Total	**715**	**895**

PLANNING
ACKD
RECD 28 MAR 2008
ACTION

Christies Hospital NHS Trust
New Multi-Storey Car Park - 073089

AFL

Site Selection

Introduction

The provision of Car Parking facilities on an acute Hospital site is an emotive issue not only for Hospital users but also for residents living adjacent to the hospital site.
Christie Hospital Trust has carefully considered the options available within the constraints of the Hospital Site to locate a proposed New Multi-Storey Car Park.

A number of sites have been considered and the issues pertaining to each and every site have been reviewed by the Design Team before selecting the preferred site option. Three sites were considered during the option appraisal process: Kinniard Road, Oak Road and Palatine Road.

Site Options

- **Kinniard Road** situated on the East Side of Wilmslow Road. The site is bounded by the Hospital Buildings, Cotton Lane (Primary School) and Residential properties on Rathen Road, Frith Road, Kinniard Road. (Please refer to attached plan).

  The South East corner of the site currently houses the surface car park (staff) and is screened from the adjacent residencies on Rathen Road by a grassed embankment. Lighting to the car park is low level and takes cognisance of the residential area surrounding the site car park.

  The site is the furthest point from the Main Hospital entrance off Oak Road with pedestrian traffic having to travel down either Rothen Road, Frith Road, Kinniard Road or Cotton Lane to gain access to the Hospital on the West side of Wilmslow Road.

  Cotton Lane runs along the Northern boundary of the site and provides access to the Primary School. Access for a New Multi-Storey Car Park from Cotton Lane would create an increase in vehicular traffic which the Trust considers to be significant risk to children attending the School, not withstanding this issue the access to the Hospital site from Cotton Lane is on a blind bend which could cause additional problems with vehicles having access/egress from the site.

  To site a Multi-Storey Car Park on this area of the site would ultimately exclude any future possible development of the area by the Trust. Whilst no development is proposed at present, the Trust would not wish to loose the opportunity of any such development in the future.

- **Oak Road** situated on the Southern Boundary of the main Hospital site affords access to the main Hospital entrance from a predominantly residential area. (Oak Road currently affords patient car parking).

  The site sits adjacent to the residential properties on Oak Road and any development of a Multi-Storey Car Park would ultimately affect the visual Amenity afforded to the residencies at present.

  The site is bonded by Barry Court Residential properties to the North West corner of the site and previous works within the car park have not been received well by the local residents.

  A brief option appraisal highlighted that the site is too narrow to allow an affordable solution to be developed.

  The current car park has a number of mature trees in and around the site's boundary, existing and new soft planted areas, screening the car park from the residential area.

- **Palatine Road/ Tatton Grove** situated on the Upper North West corner of the main Hospital site, currently provides surface car parking for staff. The car parking is afforded good access/egress from Palatine Road for vehicles accessing the site from both north and south directions.

  Buildings directly opposite the site consists of the Bridge Club, The Manchester Methodist Supportive Housing Association and Laurel Court Care Home. All buildings are set back from the main road, with gardens and mature trees.

  Buildings within the vicinity are all three/four storey developments with the exception of the two semi-detached residencies located adjacent to the site on Tatton Grove.

PLANNING
ACTION
28 MAR 2008

Conclusion

The primary objective of the new Multi-Storey Car Park is to alleviate the problem with vehicles parking in the residential areas directly adjacent to the Hospital.

In carrying out the assessment of the most appropriate location we have taken cognisance of the local impact upon existing residential area, traffic access to and from site, future development opportunities for the Trust, and access for patient/staff etc. to the Hospital.

With these priorities in mind we believe the most appropriate location to be the Palatine Road site as if affords excellent vehicular access to and from the Hospital with minimal impact upon the existing residential areas.

By working with the City Council we believe a suitable solution can be provided that allows for a visually attractive solution that enhances the current environment rather than detracts from it.

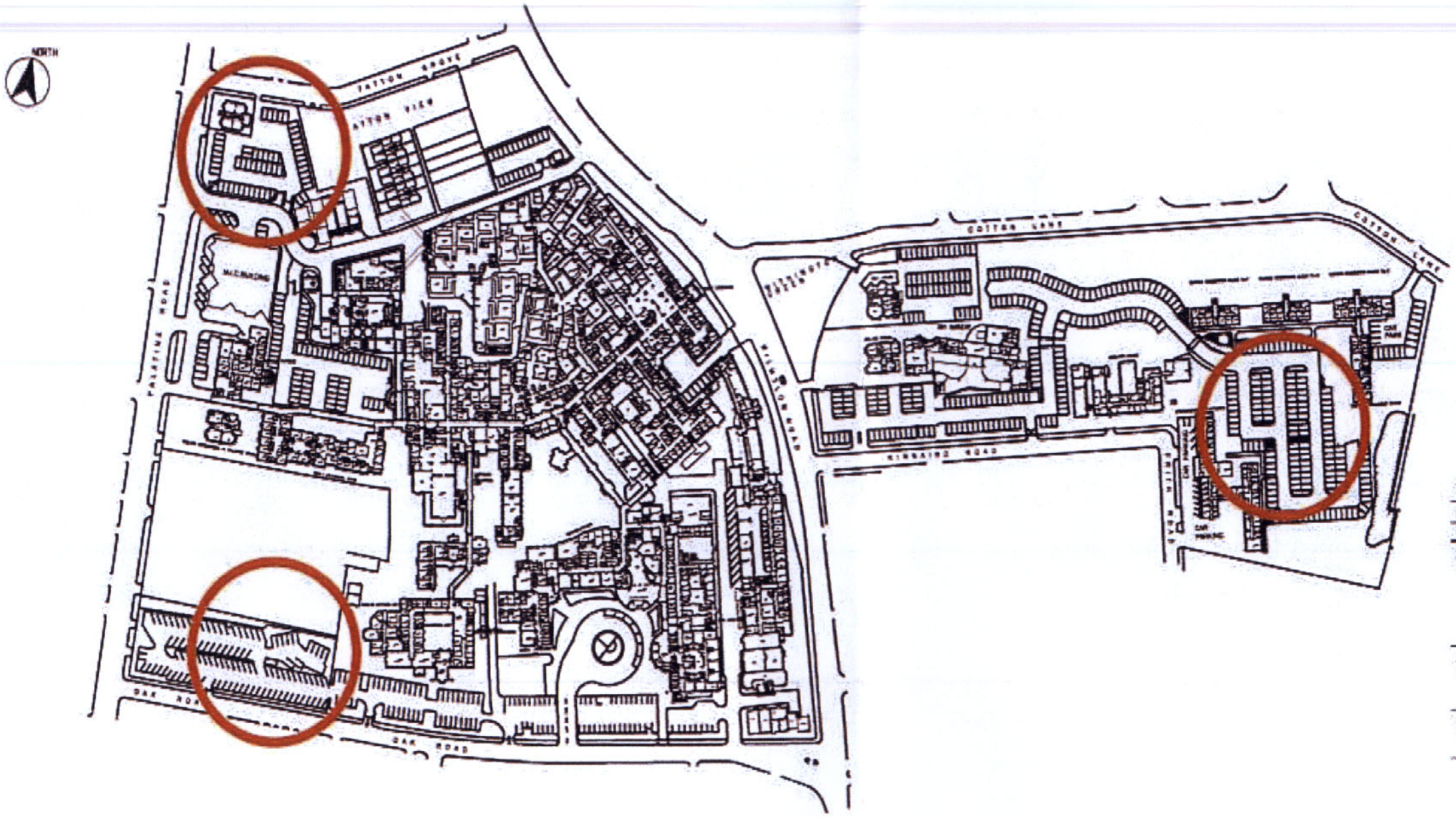
NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES

THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMENSIONS ONLY

THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM AFL LTD.



28 MAR 2008

revision

drawing status **PRELIMINARY**

client
Christie Hospital

project
Proposed Car Park Layout Options

drawing title
Location Plan

AFL

AFL Architects
St. James's Buildings
Oxford Street
Manchester
M1 6FQ

t: +44(0)161 236 6363
f: +44(0)161 236 6484
w: www.afl-ukcom
e: mail@afl-ukcom

date Feb 2008

scale 1/2000

drawn JW

checked

073089/A3/1.002

drawing number