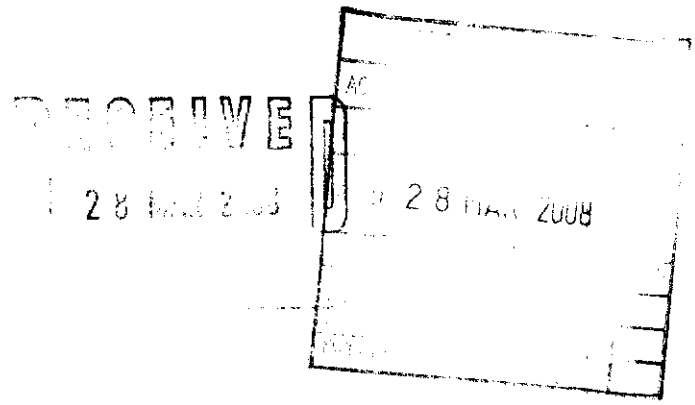
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CHRISTIE HOSPITAL NHS TRUST

TEMPORARY PREMISES ACCOMMODATION

PLANNING SUPPORT STATEMENT

Further to the ongoing planning consultation process, the design team, on behalf of the Christies NHS Trust, is now in the position to submit a formal planning application for the proposed Temporary Premises Accommodation.

This accommodation, as previously discussed, will be required to house the Derek Crowther Clinical Trials Department, which currently occupies the site of the proposed Cancer Care Unit, programmed to start on site, subject to planning approval, in the Autumn of 2008.

The Trust engaged the Design Team to investigate a number of locations for the building within the Christie Hospital Site and the search resulted in the assessment of four sites referred to on the attached site plan:-

1. Courtyard between Ward 4 and corridor to Youth Oncology.

2. Oak Road Car Park

3. Wilmslow Road Car Park.

1. Courtyard Adjacent Ward 4:

- Site located within hospital grounds and no residential outlook.
- Site, however, is narrow and requirements to achieve fire insulation not only to temporary accommodation but also to adjacent buildings would be cost prohibitive. Moreover, the temporary premises would, by the shape and size of the site, result in a three to four storey structure which would not only add to the costs but more importantly would fragment the departmental agencies to the detriment of the department's working practices and protocols.

2. Oak Road Car Park:

- Large site with partial residential outlook.
- Displacement of car parking spaces would be unacceptable in the main car park to the Hospital.
- Isolated from mains services requirements and drainage.
- Conflict of access for patients and staff to the building, with car parking activities for patients and staff to the Christie Hospital.

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3. Wilmslow Road Car Park

3.01 Site selected for the temporary accommodation based on the following:

- Site large enough to accommodate the Clinical Trials Department in a two storey configuration.
- Access to site from Wilmslow Road and internal hospital feeder road : facilitates separate drop-off (pick-up points for patients and avoids highway disruption).
- Mains services adjacent the site.
- Tarmaced car parking area – current use of site.
- Site close to Wilmslow Road main entrance.

3.02 Site Impact Assessment:

- Site adjacent residential conservation area, retail accommodation and "fronts" Wilmslow Road, a prominent vehicular route into Manchester City Centre. Car parking to be re-provided. Boundary trees to be protected.

3.021 Site Adjacent Residential Conservation Area:

- Dwellings set far back from adjacent boundary.
- Boundary comprises 3m high concrete post and panelled fence and lined with densely planted mature shrubs and trees.
- Proposed building will be located approximately 3m away from boundary.
- Design of building will be based on a two storey structure. However, second storey will be stepped back at 6m away from the conservation area boundary.
- Anticipating no overlooking from accommodation : 1st floor accommodation on boundary comprises 2 no Treatment Rooms and a Consulting Room. Ground Floor accommodation on boundary comprises a four bed ward area where windows will be limited due to boundary fire restrictions.

3.022 Site Adjacent Retail Accommodation

- The temporary building will be located approximately 1.5 metres away from boundary. The brick hip gabled end of the retail accommodation is approximately 3 metres away from the boundary containing 2 no. high level obscure glazed windows.
- Boundary comprises 2.5m high concrete post and panelled fence lined in part with dense mature evergreen shrubs.
- The proposed fenestration along this boundary will be limited to 10% of the total elevational area of the new temporary building due to boundary fire restrictions.
- The majority of the openings will be obscured glazing.

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3.023 Frontage to Wilmslow Road

- The current frontage to the site comprises a 2 storey 1930's brickwork façade to the Christie Hospital on the left and a 1920's 2 storey row of shops to the right.
  The site, currently used as a car park designated to the Radiology Department patient use, is bounded by a brickwork piered/painted steel fence approximately 2000mm high, with vehicular access to an internal hospital feeder road. This road is currently blocked off by a temporary development relating to the Christie kitchen refurbishment project.
  When access is reinstated, the Trust will remanage the direction of vehicular flow as a one way entry from Wilmslow Road and not as currently used as a one way access from Frederick Road. This will facilitate a direct relationship for patients, staff and vehicles between the temporary premises accommodation and the Christie Hospital Wilmslow Road Entrance.
- The accommodation has been arranged on two floors, with a set back on the first floor to account for the proximity of the conservation area boundary and a plantroom located at roof level over the vertical access riser.
- The main entrance has been located at the corner of the building for ease of access and identity.
- The vertical circulation core with lift and rooftop plantroom has been located on the corner, not only to maximise internal planning efficiencies but also to provide a vertical emphasis and prominence to the main entrance. This will counterbalance the essentially horizontal aspect of the building.
- It is envisaged that the building envelope will comprise a composite silver metal cladding system with colour introduced to the panels encompassing the circulation core and plantroom.
- A canopy will be introduced to the corner of the building and will feature a deep, complimentary coloured fascia displaying the title of the accommodation.

3.024 Car Parking Re-provision

- The site is currently used as a car park for approximately 22 no. vehicles.
- The Trust will be re-providing the spaces at the Kinnaird Road car park by careful re-management of the existing car park between visitors and staff.

3.025 Planning Period

- The initial planning consultation discussed a two year planning period. However, the Trust has reconsidered the situation taking into account the complex and large scale nature of the new Cancer Care Centre project and the prospect of possible project overrun. The Trust is, therefore, seeking a planning permission to extend to a three year period to avoid the issue of falling outside the planning laws.

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3.026 Tree Statement

Several mature trees line the boundary and in the ownership of the Conservation Area and the Shopping Parade.

All the trees will be protected throughout the construction process regarding tree canopy and tree roots.

The Contractor will be made fully aware through highlighted drawings and requests for Method Statements and risk assessments, of the protection required to the trees. Communication procedures with the Design Team, should unforeseen circumstance arise, will form part of the Contractor's obligations within the contract documentation. For example, in the event of the need for trimming overhanging branches, procedures will be put into place to enable consultation and agreement with the neighbours before any work is carried out.