St Mary's Hospital - Hathersage Road Frontage Enhancements

PLANNING, DESIGN & ACCESS STATEMENT

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1 INTRODUCTION

1.1 This Planning and Heritage Statement accompanies the Listed Building Consent Application and Planning Application for enhancement works to the Hathersage Road elevation of St Mary's Hospital (Administration Building and Southern Ward Block). The building is Grade II listed.

Recent Planning Permissions

1.2 St Mary's Hospital has been the subject of co-ordinated programme of remodelling and refurbishment in recent years. In 2010 planning permission and listed building consent was granted for the demolition of some of the rear wings of the hospital. This application included proposals to improve the setting of the Chapel within the site.

1.3 An important part of this process has been the refurbishment and enhancement of the retained elements - both internally and externally. In addition to being part of the Trust's management responsibility for the listed building, these works are intended to provide modern clinical facilities, thereby ensuring the continued use and management of the listed building.

1.4 Recent planning applications, submitted as part of this process have included:

- The NHS Trust secured planning permission (092987/LO/2010/C1) in June 2010 for the phased demolition of several inner ward blocks (away from the main Hathersage Road and Oxford Road frontages).
- Planning permission and Listed building consent applications for a small extension on the inner side of the Hathersage Road wing to provide a bed lift (094968/LO/2010/C1 and 094967/FO/2010/C1). Currently awaiting determination.
- Planning permission and Listed building consent for internal refurbishment works (Sexual Assault Referral Centre and Andrology) - 096490LO/2011/C1 and 096624FO/2011/C1. Approved.
- Listed building consent for the installation of an internal platform lift (099094/LO/2012/C1). Awaiting determination.

1.5 The current application is concerned with the management and enhancement of the heritage asset, where it faces Hathersage Road.

This Development Proposal

1.6 The proposals involve various elements of repair, replacement and installation of more sympathetic structures in place of previous interventions.

1.7 In summary, the proposals include:

- A replacement glazed roof over the first floor balcony.
- New vertically-proportioned windows facing the first floor balcony.
- Removal of the ground level disabled access ramp, which is no longer in use.
- Installation of re-used railings and new glazing panels on the ground floor terrace.
- Like-for-like replacement of windows along the whole elevation.
- Various minor repair works

1.8 The proposals have been discussed on site with Tony Mitchell, John Kelsey and Paul Mason, and subsequently at One First Street. The current proposals are in accordance with advice received.

1.9 This document combines several supporting statements: a planning statement, design & access statement and heritage impact statement.

2 RELEVANT PLANNING CONTEXT

2.1 This section outlines the key national and local planning policy that applies to the proposed development. From the following sections in this report it can be seen that the proposals fit comfortably within this framework.

National Policy

2.2 The National Planning Policy Framework (NPPF) establishes planning policy and guidance at the national level. Section 12 of the NPPF deals with conservation of the historic environment. This now replaces PPS 5.

2.3 The NPPF requires applicants to describe the significance of heritage assets affected, with a level of detail that is "proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance". This is provided in Section 5 of this document.

2.4 The significance of the asset can be harmed through alteration or destruction. Any harm or loss to the heritage asset should require clear and convincing justification. Substantial harm should be exceptional.

2.5 In this case the heritage assets is the Grade II listed St Mary's hospital building. No harm is proposed to the heritage asset; the proposed works will enhance and better reveal the significance of the heritage asset.

Local Policy

2.6 The **Core Strategy** for Manchester was recently adopted (11 July 2012). This includes a number of relevant policies to this application.

2.7 **Policy CC9 Design and Heritage** requires new development to preserve or enhance identified heritage assets.

2.8 The St Mary's site falls within "*The Corridor (Higher Education Precinct) Character Area*".

2.9 **Policy EN3 Heritage** states that new developments must be designed to support the Council in preserving and enhancing the historic environment.

2.10 Many **UDP** policies also remain extant. This includes site specific policies for small areas within the Regional Centre, which include the St Mary's/MRI site.

2.11 **Policy RC20** identifies the hospital complex (including St Mary's) within a defined sub-area with its own policy approach: "Area 31 The Hospitals".

2.12 In this Policy the Council supports the continuation of health-related uses in this area. In recognition of the regional importance of the Hospitals and the spin-off benefits they bring to the economy and people of Manchester, the Council will respond favourably to development and redevelopment proposals of a health-related nature. The environment of this area is to be improved.

Regeneration Context

2.13 Manchester Southern Corridor ambition - A £1.5 billion investment programme is being planned for the Corridor area, which runs along the Oxford Road spine from the southern entrance to the city up to St Peter's Square. The plans will boost the area's economy, creating some 34,000 jobs and building on the knowledge, research and innovation expertise of the project partners, including the Trust, The University of Manchester, Manchester Metropolitan University and Manchester City Council. The partners have set up the Manchester City South Partnership to co-ordinate their

contribution to the regeneration of the Corridor area.

2.14 The St. Mary's site is an important landmark and development opportunity within this corridor. The proposed enhancement of the setting of the listed building will provide a strong contribution to this regeneration initiative.

Conclusion

2.15 In conclusion, we have looked at the relevant national and local planning policy. This forms the policy context that has guided the design process and which will be used to determine the application for listed building consent. The principle of enhancement of the Hathersage Road frontage of St. Mary's Hospital is supported, and re-development and investment in the Central Hospitals site on the Oxford Road corridor is a recognised priority at the regional and local level.

2.16 The heritage context is important and has been considered. There is no harm proposed to the heritage asset of the Grade II listed build. On the contrary, the proposals will enhance the appearance, condition and significance of the heritage asset.

3 HERITAGE IMPACT STATEMENT

Historic Context of St. Mary's Hospital

3.1 The present St Mary's Hospital site was acquired in 1903 to house the current hospital. This new venture followed an amalgamation of the Manchester Southern Hospital, founded in 1866, and the original St Mary's Hospital on Whitworth Street, founded in 1790.

3.2 The new hospital was designed by John Ely in brick and terracotta in Edwardian Baroque style. It was constructed between 1905 and 1908 and eventually opened in 1911. This building consisted of the main administrative building, originally intended for residential use for medical officers and staff, together with three rear wings.

3.3 In 1917 an addition was constructed at the eastern end of the Centre Wing, consisting of additional hospital accommodation at ground floor with a Chapel on the first floor.

3.4 In the period between 1936 and 1938 a range of major alterations and additions took place. A third storey was added to the North and Centre Wings and both a Children's Out-Patient and Women's Out Patient Departments were built to the east of the site.

3.5 Between 1938 and present day a series of further additions to the hospital have occurred. In particular a concrete framed walkway was added to ease movement between the various elements of the hospital.

3.6 The main hospital building, together with the wings and chapel was listed Grade II status on 6th June 1994.

St Mary's Hospital - Listing Details:

"Listed 6th June 1994
SJ89NW OXFORD ROAD, Chorlton-On-Medlock
698-1/4/613 (East side)
St Mary's Hospital
GV II
Hospital. 1909, by John Ely. Red brick with matching terracotta dressings, slate roofs. Extended E-plan formed by main range parallel to street with 3 slightly-radiating ward blocks to the rear. Diluted Edwardian Baroque style. Three storeys with basement and attics, 7 bays (3:2:3:3:3:2:2 windows at 1st floor), symmetrical, the centre bay wider, those flanking it breaking forwards slightly and gabled, and the end bays canted; with a 1st-floor band, modillioned cornice and balustraded parapet. The centre has steps up to a wide central entrance with an architrave of coupled fluted Tuscan columns on pedestals with triglyph frieze and broken segmental pediment, and a round-headed doorway with raised run-out voussoirs and keystone, and coupled windows in a pedimented architrave above this. The gabled bays have 4-light windows at 2nd floor, segmental pediments over the cornice, and attic gables with 2-light windows and apex finials. The canted end bays have octagonal turrets with domed lead roofs. All the windows have keystones, those at 1st floor have shouldered architraves and cornices, and those at 2nd floor are paired and have similar architraves; those at 1st and 2nd floor are sashed with glazing bars but those at ground floor have altered glazing. Returned ends and rear wings in similar style. Interior not inspected".

3.7 Please note that this application affects only the Hathersage Road elevation of the Southern

Ward block (no. 2 as marked on Figure 1 below).

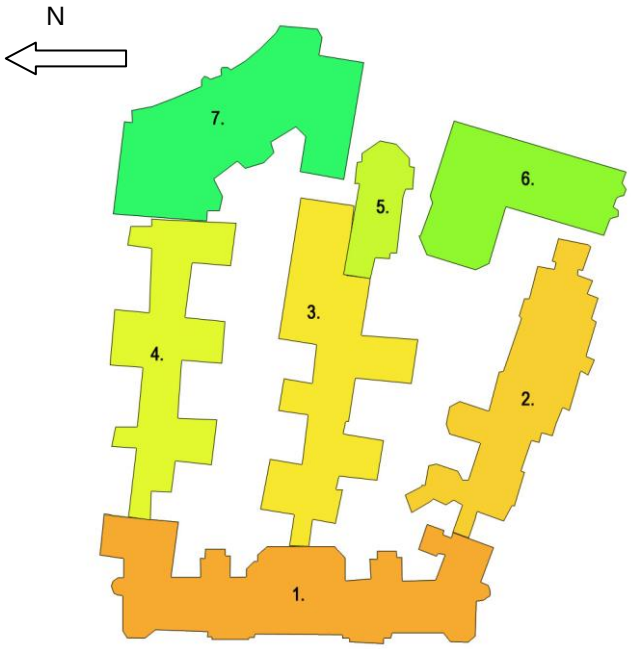

Figure 1: St Mary's Building Layout

3.8 Figure 1 shows the existing layout as follows:

- 1 - Administration Building- built 1905-08
- 2 - Southern Ward Block- built 1905-08
- 3 - Central Ward Block - 2 storeys built 1905-08, 3rd storey added 1936-38
- 4 - Northern Ward Block- 2 storeys built 1905-08, 3rd storey added 1936-38
- 5 - Chapel- built 1917
- 6 - Children's Outpatient Dept- built 1936-38
- 7 - Women's Outpatients Dept- built 1936-38

3.9 Following the granting of listed building consent and planning permission in 2010 blocks 3, 4, 6 and 7 as shown on the above plan have either been demolished or are programmed for demolition.

3.10 The Hathersage Road frontage, together with the Oxford Road frontage, is one of the most significant elements of the listed building and it is consequently the subject of a series of internal and external refurbishments and enhancements.

3.11 The balcony, and ground floor terrace, on this elevation are historic, although probably un-original elements, of the Hospital. They were used for patients to receive fresh air as part of their treatment in the first half of the twentieth century. Although this use has long ceased the balcony (and to a lesser extent the terrace) have a strong visual presence on this elevation and both tell a story about the history of medical treatment in the building. As such, they are considered to be significant in heritage terms and are consequently proposed for retention and enhancement. This is despite the fact that the features do not have a functional use in the present or foreseeable future.



Interior of first floor ward adjacent to balcony, 1916.

Impact of the Current Proposals

3.12 The proposals will enhance the heritage asset on the Hathersage Road frontage. This will be done by repairing and replacing elements that are detracting from the appearance, replacing previous interventions with more sensitive interventions and better revealing the historic and significant elements of the frontage. The following section explains each proposed intervention and how it will enhance the listed building.

4 THE PROPOSALS

4.1 The proposals involve a series of co-ordinated improvements to the Hathersage Road frontage. Please note that this does not currently include landscape works to this frontage, which will be covered in a subsequent application.

4.2 These proposals should be read in conjunction with the annotated submitted drawings: 'Strip Out Works' (EL(00)01) and 'Refurbishment and Replacement Works' (EL(00)02) and all of the cross-section and detail plans. These drawings provide more detail on the proposals.



Hathersage Road frontage (Southern Ward Block - block 2)

4.3 The works include the following elements.

4.4 **A replacement glazed roof over the first floor balcony** - currently a steel frame, with decorative columns, sits over the balcony but the roof no longer exists, leaving the balcony exposed to the elements. The remaining steel structure is of poor quality and it is becoming weather damaged. This will be replaced by a new, better quality steel frame. The decorative steel columns will be retained. There is one non-original steel column and this will be replaced. A new lightweight glazed roof will be installed onto this new steel frame. The balcony roof structure will connect to the building in a more sympathetic way than the current steel frame. This will be by a system of cleats/clamps, (see section details) rather than by the unsightly large timber batten as at present. The slight pitch and use of glazing will allow the elevation to be visible behind the roof. The surface of the balcony, and the ground floor terrace, has a slight incline to allow drainage.



The balcony at present

4.5 **New vertically-proportioned windows facing the first floor balcony** - the tall windows are a features throughout the elevation, but were especially on the balcony, where French windows used to provide light and access to the balcony for patients (see photograph on page 5). The original windows on the balcony have since been replaced by modern French windows. The intention is to replace these with tall windows that better match the fenestration on the rest of the elevation. Access is no longer required to the balcony due to changing functions in adjacent rooms. However, these windows can be opened to allow maintenance access and offer the potential for access to be gained at some future point if required (see Window Detail drawing DT(31)01).

4.6 Please note that the fire escape stair to the balcony is not proposed for removal in this

application but this is likely to be proposed for removal in a subsequent application.

4.7 **Removal of the ground level disabled access ramp, which is no longer in use** - An access ramp currently provides access to the ground floor terrace. There is now no access possible from the terrace and this arrangement therefore causes confusion and is poor in terms of legibility. Although it cannot be seen behind the boundary wall from the street, it is an intervention to the building that detracts from its original appearance. The intention is to remove this ramp and make good the wall and ground behind it.

4.8 **Installation of re-used railings and new glazing panels on the ground floor terrace** - Decorative steel railings are currently installed on the disabled access ramp. These will be carefully removed and re-installed on the ground floor terrace, in order to provide safety. This will replace the rather unsightly steel railings that are currently on the terrace. There is not enough railings of re-usable quality and so these are combined with clear glazing panels, to provide an interesting, lightweight contemporary treatment.



The existing ground floor terrace

4.9 **Like-for-like replacement of windows along the whole elevation** - the existing windows are in need of renewal. They will be replaced consistently throughout the elevation with new windows, to match the existing historic fenestration.

4.10 **Various minor repair works** - Other general repair works will be carried out along the frontage. This will include removal of PVC downpipes, chemical clean of paint and artwork, treating all steelwork and lead gutters with pressure jets, restoring blown concrete work, infilling holes where pipework and cables are removed with re-used brick. The full works are annotated on the submitted plans.

5 CONCLUSION

5.1 It is considered that the proposal:

- is completely in accordance with all adopted national and local planning guidance;
- will not cause harm to the heritage asset;
- will improve the appearance and significance of the heritage asset;
- presents other benefits in terms of legibility and access;
- is required as part of the ongoing maintenance of the building.

5.2 We therefore look forward to an efficient determination of the planning application and application for listed building consent.