St Mary's Hospital Car Park Amendment Application

Supporting Statement

Prepared for Bruntwood
by IBI Taylor Young

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1 Introduction

This Statement supports a new temporary planning application for a staff car park at St Mary's Hospital. The application is made jointly by Bruntwood and the Central Manchester University Hospitals NHS Foundation Trust (CMFT). The site is currently in temporary use as a contractors compound and already has an extant permission for a similar temporary car park. This application is made to respond to an urgent need resulting from displacement of spaces during the works to extend the Grafton Street multi-storey car park. This Statement explains the background for the scheme, the proposals and how they fit into the wider plans for this site and the parking strategy across the wider MRI site.

2 Background

Planning permission and Listed Building Consent was granted on 22 November 2010 to demolish part of St Mary's Hospital (planning reference 092986/FO/2010/C1 and 092987/LO/2010/C1). This was in order to implement the future strategy for the hospital, making it fit for purpose for the 21st century and to deliver a high quality environment, to complement the surrounding PFI redevelopment of the MRI.

The intention was to demolish later additions to the listed building, retaining the most significant frontage wings and the chapel. Separate applications were made to refurbish the retained wings, which have now been refurbished and are maintained in clinical use. The area of demolition will be restored as useable and attractive space. The chapel is to be restored and set within a high quality landscape space. Alongside this, in the future, will sit two new buildings, effectively completing the courtyard with the retained wings, and enclosing the chapel and its surrounding space at its centre.

A phased approach was established in the planning application to achieve the above strategy. The first phase was a partial demolition to allow a site access road to be installed. The second phase completes the demolition of the affected parts of the buildings, providing temporary car parking on the footprints of the demolished wings, with the chapel courtyard at the centre. The thrid phase will involve construction of two new buildings on the sites of the demolished wings. The approved three-phase approach is shown on the following page, extracted from the previous planning application's Design & Access Statement.

The previous planning application (092986/FO/2010/C1) approved phases 1 and 2 of this strategy, including the demolition, the two temporary car parks, works to the chapel and the central landscape space. It did not include phase 3 and the potential new buildings. Currently phase 1 has now been implemented (with the appropriate pre-commencement conditions having been discharged). The first temporary car park has not yet been developed though, the site being currently used as a works compound. The demolition works represent development comprising a start-on-site, thereby implementing the planning permission. No time limit was placed on the implementation or the existence of the temporary car parks.

St Mary's Hospital: Approved Phasing



Phase 1:
Partial demolition and 1 temporary car park



Phase 2:
Full demolition, 2 temporary car parks, restored chapel and landscape space



Phase 3:
2 new buildings, restored chapel and landscape space

Current Intentions

The intention now is to provide temporary car parking on the demolition site that faces The Boulevard. This is in response to a temporary requirement resulting from the Grafton Street multi-storey car park extension (see Section 3 below for explanation). The proposed spaces will be for use by hospital staff only who have been been moved out of Grafton Street due to reduced capacity during the extension works. Spaces will be allocated through the existing staff permit system, and spaces in this temporary car park will be allocated based on staff requirement to be parked within the central island site.There is an urgent requirement for this temporary car park, which will be needed for a 15-month period. The proposals effectively represent a partial implementation of the approved temporary car park on the same site. The car park will have the same parking layout and the same access point. It will not however have a tarmac surface or the landscaping. The intention is still for these elements to be added after the 15-month period, and for the approved scheme to be fully implemented. In response to these requirements a temporary planning permission is being sought for this use, for the period February 2014 to the end of April 2015.

Future Intentions

The Trust have provided the following statement regarding the delivery of the remaining phases:

"*At present the Trust (in conjunction with their development partner) are looking to extend the existing Grafton Street multi-storey car park, in a bid to reduce the impact of vehicular parking in the surrounding areas and consolidate the Trust's current parking provision.*

For the duration of the development (expansion) it is anticipated that there will be an impact to the available spaces on the Central Island Site. Therefore, a review of the anticipated sequencing of works to, and around; the old Saint Mary's Gynaecology (oSMH) facility has been undertaken. All in a bid to maintain a sufficient parking capacity on the Central Island Site; whilst the existing multi-storey car park is extended (i.e. to provide alternative accommodation for the displaced parking spaces, currently located on the surface car park adjacent to the existing multi-storey car park [the site for the proposed expansion])

Unfortunately, pressure on the Trust's Capital Programme (due to service delivery requirements etc) has meant that elements of the oSMH scheme have been delayed. Which includes the creation of the new bed lift, refurbishment of the embedded chapel, demolition of the redundant wings, creation of the small surface car park and the consequential landscape improvements. However, it is still the Trust's intention to progress with the overall strategy of the original Planning Consent

To date, works completed in accordance with the original consent include; repairs to the Hathersage Road elevation, demolition of the old Children's Outpatients and various internal refurbishments for the IVF, SARC and Cardiovascular Trials units".

3 Car Parking Context

Planning permission was granted for the extension of the Trust's multi-storey car park at Grafton Street on 7 June 2013 (Application ref. 101819/FO/2013/C1). The application sought approval for an eight storey extension to the retained multi-storey car park (MSCP) utilising the adjoining area of surface car parking. The extension will provide 1,774 new car parking spaces, and will result in improvements to the internal configuration of the existing car park. The proposals will incorporate a bicycle hub to serve the wider CMFT campus and will result in alterations to vehicular access/egress and servicing arrangements which will aid movement and circulation in the area. The revised arrangements in this regard will alleviate current levels of queuing onto Grafton Street which arise as a consequence of the current arrangements.

These works will be phased to ensure the car park remains open throughout. There will however, be a temporary reduction in staff spaces during the period of the expansion works. The full case is explained in the material submitted with the above application.

The current temporary car park proposals will allow this temporary shortfall to be partially addressed.

The start date for the Grafton Street multi-storey expansion works was on 17 Feb 2014, with a 15 month construction period and completion in May 2015. The works will be completed in 2 phases:

Phase 1 - Phase 1 due to be complete Nov 2014.

Phase 2 - Complete May 15

The reduction in space numbers during Phase 1 is set out below. This is the key reason for providing the temp spaces at St Mary's to use as staff only parking, which will ease pressure on Grafton Street.

Status	From	To	Period	Total spaces	Standard	Disabled	Displaced total (net additional spaces)
Pre-commence (extg MSCP & surface)	-	Feb-14	-	836	739	97	0
During Phase 1	Feb-14	Dec-14	10 months	560	442	90	-276
During Phase 2	Dec-14	May-15	5 months	1100	993	107	264
Practical Completion	May-15	-	-	1774	1667	107	938

There is therefore a need to provide at least 260 spaces during the 15 month construction period. The St Mary's site is available now, is within the MRI Island site, and has an extant planning permission for 85 spaces. Our current proposals for temporary car parking indicate that we can accommodate 92 spaces here. This will make a significant contribution to addressing this temporary shortfall.

4 Development Proposals

Figure 1 describes the proposals for the temporary car park. This includes the following features:

92 spaces will be provided. These will all be staff spaces. Access will be controlled by a manual barrier and a member of staff. Staff will required permits.

- The parking layout is the same as approved (in application 092986/FO/2010/C1).
- The vehicle access will be the same as approved, onto the Boulevard
- The existing hardstanding surface will be levelled and made good.
- Railways sleepers will be used to define the central partitions within the car park layout. The spaces themselves will not be marked out, instead a member of staff will guide drivers into spaces.
- The existing hoarding will be retained and repaired and extended.
- A new timber hoarding will be installed to screen the site from the rest of the partially demolished St Mary's site.
- External lighting and CCTV is provided to ensure security.
- Signage is provided indicating the staff car park.
- A pedestrian access will be formed to access and egress the car park.