

# **Design & Access Statement**

Nelson Street Substation,  
Manchester Royal Infirmary

## Introduction

This planning application is being submitted for a new substation at Manchester Royal Infirmary. The building has previously received permission reference 132491/FO/2021 however this has now expired. The site is located within the curtilage of the Grade II Listed Education North Building.



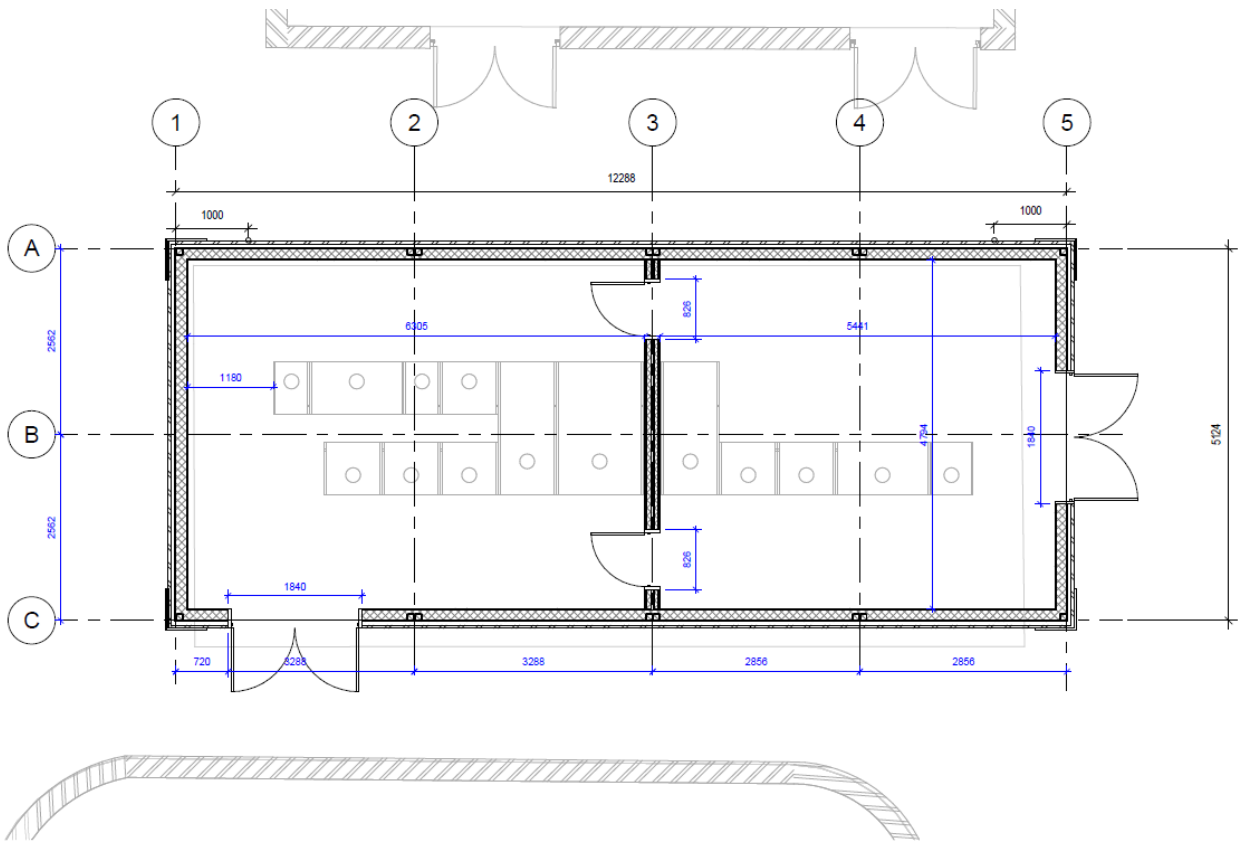
## Use

The development is being used for a new Electrical Substation. This will expand the electrical capacity through providing additional switchgear equipment to provide vital support the hospital services.

## Amount

A single storey modular building. This is a plantroom space and would be unoccupied and only accessed for maintenance purposes. The additional substation facility will provide additional electrical services resource to the wider hospital site.

## Layout



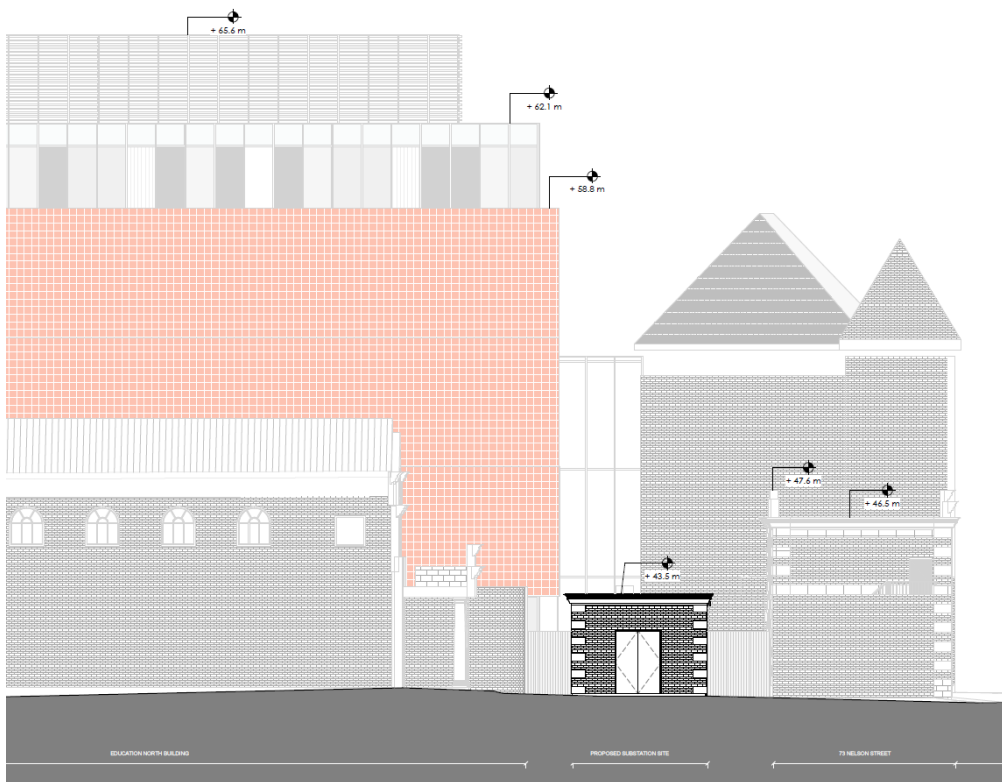
Proposed GA Plan

The substation has been positioned on the site to sit adjacent to the existing substation off Nelson Street. The modular building will sit between the existing substation & the Listed Education North Building on an existing tarmac area. There will be pedestrian access maintained around the building perimeter and access to the adjacent existing buildings.

## Scale

The module building creates 57m<sup>2</sup> internal floorspace.

The height of the module will sit below the existing surrounding building heights, including the immediately adjacent substation building and the Listed Education North. It is set back from the road, between the 2 buildings and will have minimum visual impact to on the site from the road.



Proposed Site Context Elevation

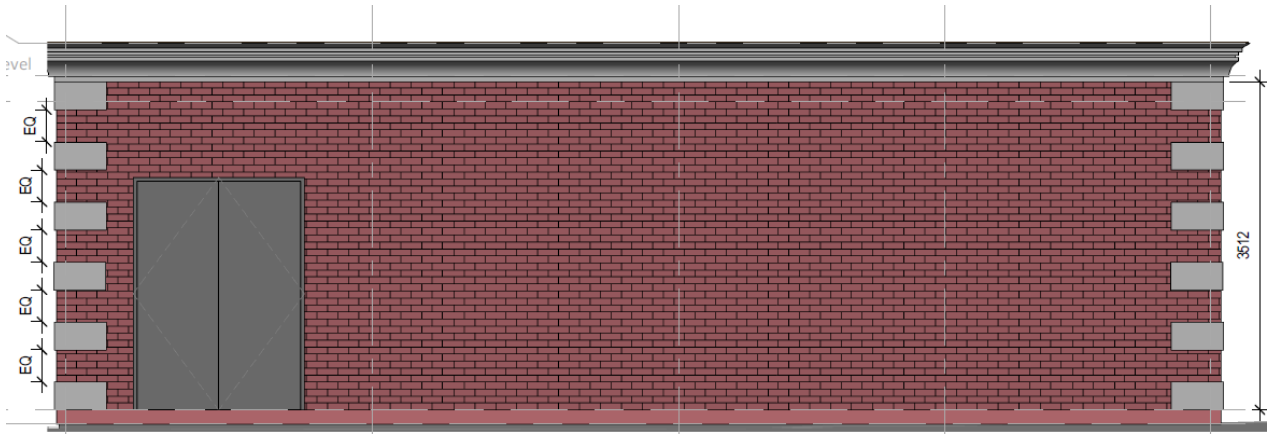
## Landscaping

The existing ground is tarmac hardstanding and will be retained and repaired following the construction. There are no proposals for soft landscaping.

## Appearance

The building has been designed to blend in with the immediate surrounding Architectural styles that have been influenced by the Grade II Listed Education North Building.

The façade will be clad in Brick Slips with a red brick to match. The cornice & quoins will feature stone detailing to further replicate the surrounding context.



Proposed Elevation

## Access

The site is accessed from Nelson St. The existing entrance gates & route onto the site for vehicles & pedestrians is retained

The site is currently a dead-end and will have no impact on current parking space allocations.

The position on site has been proposed to maintain pedestrian access around the building and into the adjacent buildings.