

Wolfson Molecular Imaging Centre

Design and Access Statement

25th September 2025



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4.1 Pre-application Advice

P1.0 Introduction

This Design and Access Statement has been prepared in support of the full planning application submitted on behalf of the applicant, Alliance Medica (AML), with reference to the construction of a new bin store, and a single storey plantroom to the rear of the Wolfson Molecular Imaging Centre Building in Withington, Manchester (Fig.1).

This statement must be read in conjunction with the drawings and documents submitted within the planning application.

1.1 Project Brief

The overarching project brief involves changes to the building to suit the operational demands of Alliance Medical who are currently in the process of signing a lease with the University of Manchester (the building owners) and the Christie NHS Foundation Trust (the land owners). This application seeks permission for the following:

- The construction of a new plant room with a roof deck to serve the operational needs of Alliance Medical. The proposed plant room will allow ALM to isolate their plant from the general operating plant as far as possible.
- Relocation of an existing gas bottle store
- Construction of a new bin store enclosure. The proposed bin store will increase the refuse management capacity
- Infilling a section of the curtain wall spandrel panel to match existing aluminium cladding



Figure 1 - Aerial view of the site

Proposed site.

2.0 Site Details & Context

2.1 Location

The Wolfson Molecular Imaging Centre is located off Palatine road in close proximity to the Christie Hospital. The building is owned by the University of Manchester, and currently houses a series of research laboratories and offices.

Palatine road is a major road connecting Manchester the suburbs of South Manchester to Manchester city centre. The main road is adequately served by numerous public transport links along this route into Manchester. The proposed site for the plant room is hidden away from Palatine Road. Entry to the site is via an unadopted road providing access to the adjacent multi-storey car park and deliveries to the Christie Hospital.

Site Key

- Site Ownership Boundary: 2030 Sq.m
- Planning Boundary: 133 Sq.m

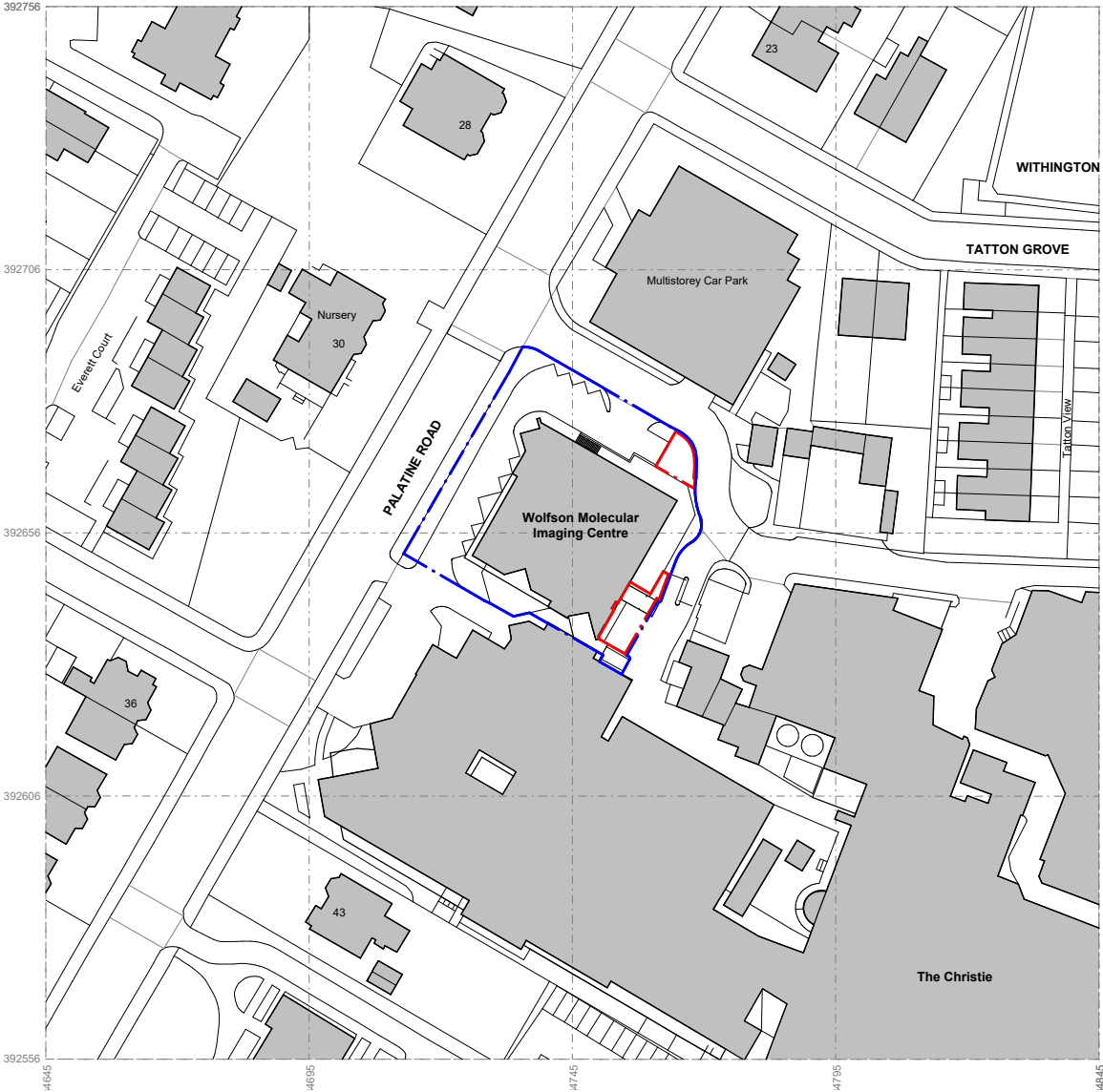


Figure 2 - Site Location Plan

2.2 Site Constraints and Strategy

Given that the site is located on the ownership boundary, careful consideration had to be given to the positioning and scale of the proposed plant room and bin enclosure. Key considerations taken into account during the design process include:

- Maintaining the fire escape route at the rear of the building
- Car parking allowance at the rear of the building
- Maintaining public access to the cycle stands
- Proximity of the proposed plant room to the existing lightwell
- Proximity to glazed secondary access points into the building

The proposed area for the plant room is currently used as a site for a gas and bin stores - with 3 car parking bays available for use. This area of the site receives minimal pedestrian and vehicular traffic as it is primarily used for deliveries. The constraints associated with the site have resulted in proposals that will require a loss of 2 car parking spaces. However, it has been agreed UoM that the proposals will have minimal impact on the overall parking and cycle store provision as there are additional spaces within close proximity to the site. A canopy over the loading bay area has been provided as additional protection to the research material being delivered to the building.

Additional works include infilling a section of the adjacent glazed curtain wall with a solid panel. This infill is a preventative measure to minimise any risk associated with the new location of the gas bottle store.



Figure 3 - Site constraints and strategy diagram

Site Constraints Key

- ▶ Access to main entrance
- ▶ Secondary access point

- Edge of lightwell to the basement
- Final exit
- Shrubbery and trees screening

2.3 Site Photographs

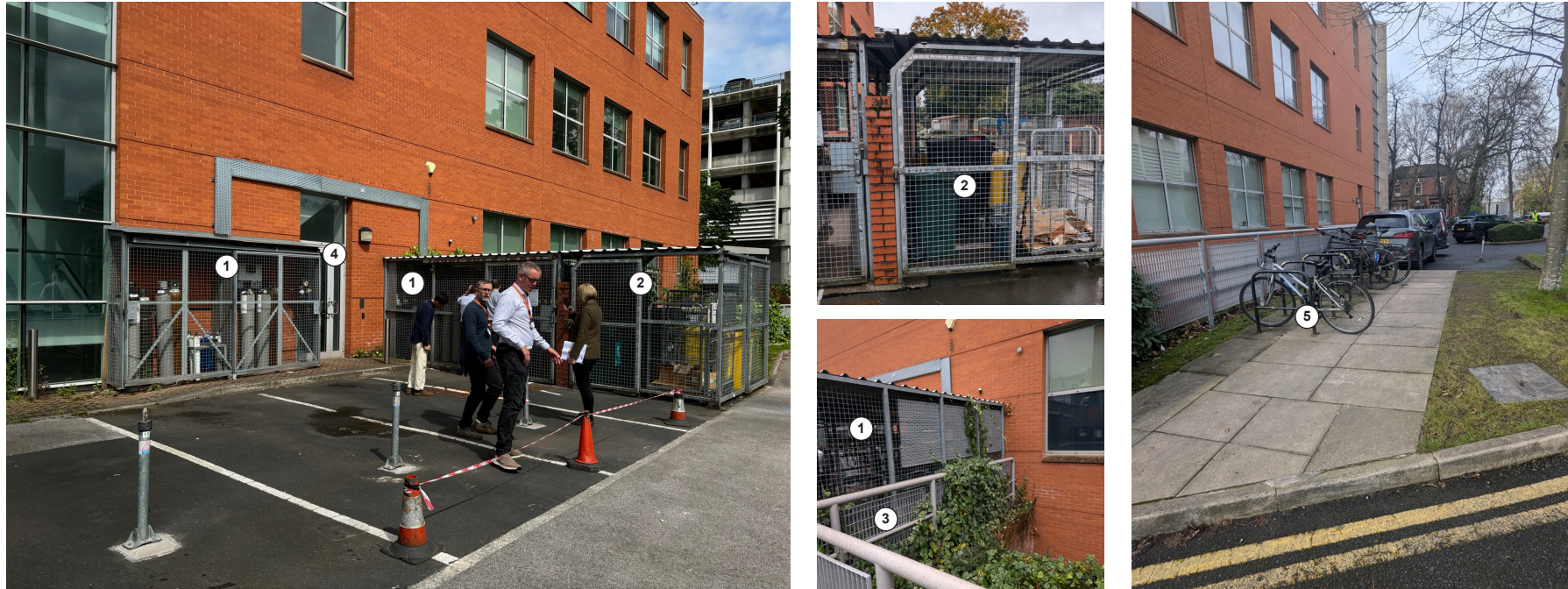


Figure 4-7 - Proposed site photographs

- 1 - Existing gas bottle store
- 2 - Existing bin store
- 3 - Existing barrier into lightwell
- 4 - Fire exit door
- 5 - Existing cycle stands

2.4 Demolished Elements

Demolished elements required for the construction of the proposed works:

- The proposed dropped kerbs as shown on the plans will allow for easy access to the new binstore enclosures.
- The existing cycle hoops and light bollards will be removed but will be replaced without a loss of cycle stores.
- The gas bottle store will be relocated on site.

The proposed demolished works will cause minimal disruption to the current operations in the building.

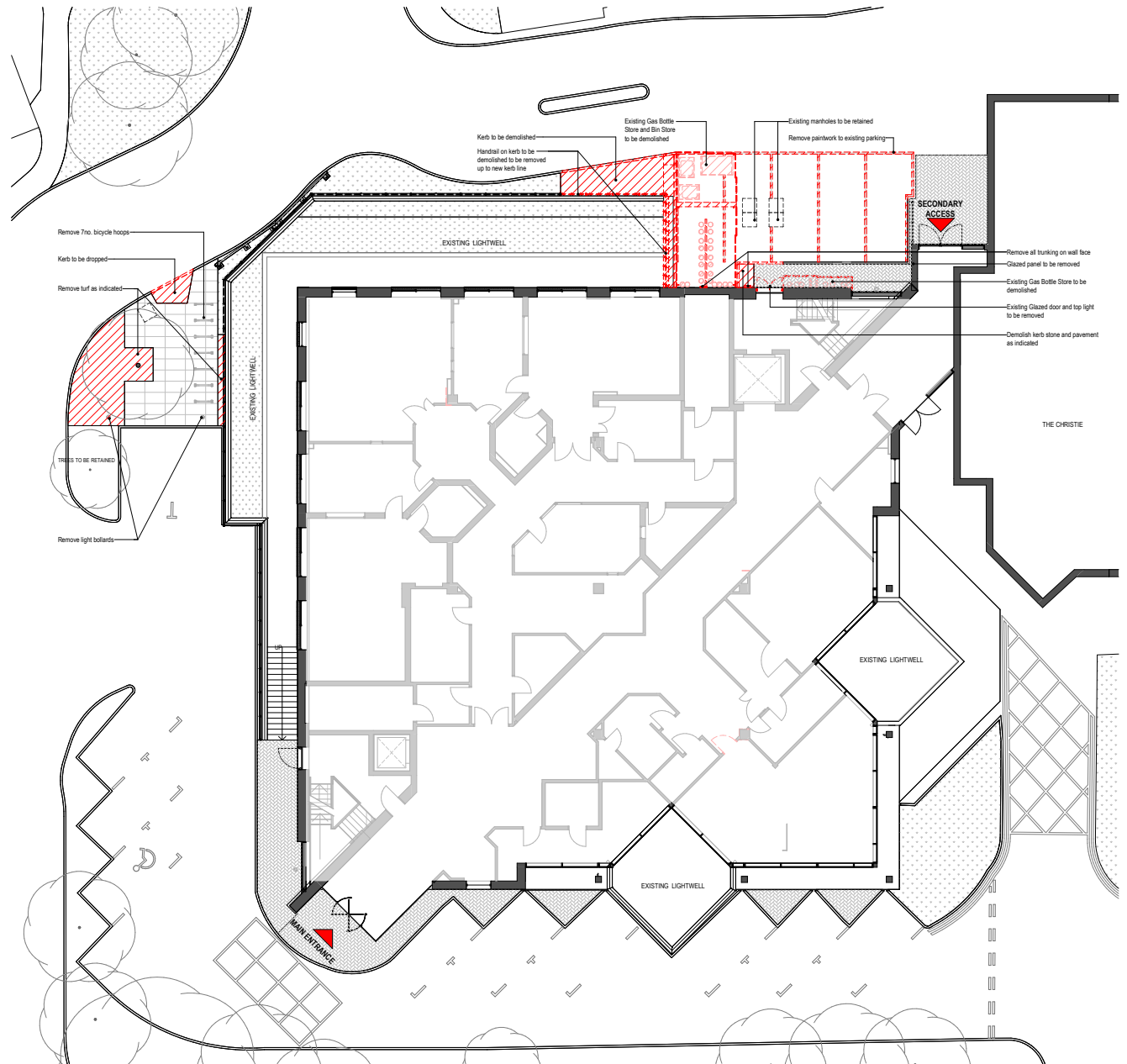


Figure 8 - Ground Floor Demolition Plan

3.0 Proposed Design

3.1 Scale and Appearance

Halliday Meecham Architects (HMA) have been working closely with the design team to ensure that the proposed design is in line with the current structural capabilities of the site, and meets ALM's requirements for additional plant space. The proposed plant room and gas bottle store have been designed to have minimal visual impact on their surroundings.

Scale

The scale of the proposed plant room does not impose on to the surrounding buildings. The continuous canopy is minimal in appearance and limits the overall scale of the plant room to be lower than the adjacent delivery entrance. The louvred roof plant enclosure does not obstruct any views from the Molecular Imaging Centre and at its highest point still sits lower than the surroundings buildings.

3.2 Materiality

The plant room is a lightweight steel structure with a multi-red facing brick cladding system to match the existing brickwork. A louvred fence system has been chosen as an appropriate solution to conceal the proposed plant on the roof of the plant room. In addition, the proposed gas bottle store will be a replica of the existing fenced enclosure.

3.3 Access

Access to the plant room will be restricted and will primarily be for maintenance purposes. Access to the proposed plant roof deck will be via a fixed cat ladder. In addition, the proposals include dropping a kerb to allow for easy access to and from the proposed bin enclosure. The proposed bin enclosure maintains pedestrian access across the site, and retains the existing number of cycle stand.



Figure 9 - Existing Elevation

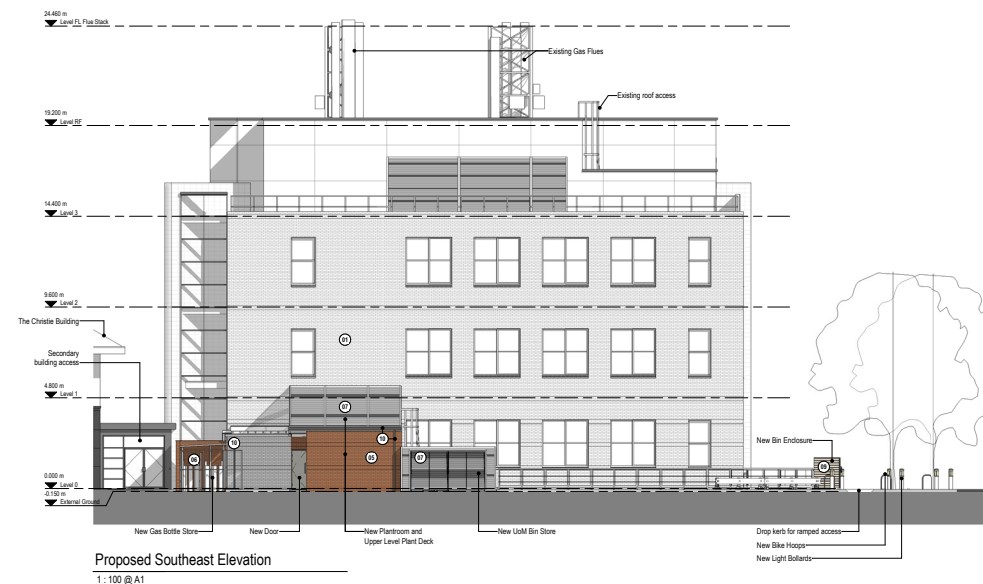


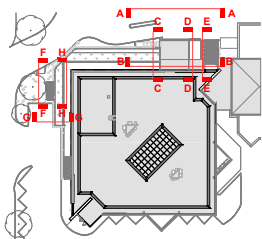
Figure 10 - Proposed Elevation

4.0 Pre - application Advice

4.1 Pre-application Advice

On the 21st of October 2024 HMA met with Jennifer Atkinson from Manchester City Council to discuss projects under UoM estates. The proposed plant room extension was presented at this meeting. Jennifer Atkinson noted that the proposal appears relatively straightforward, and the application should include narrative around the changes in parking spaces with supporting information on noise/plant.

As previously mentioned, the University of Manchester have confirmed that the loss of car parking spaces will not be detrimental to the building's operational needs due its location at the rear of the building, and the building's proximity to other car parking solutions. In addition, a noise impact assessment analysing the impact of the plant room has been included in this application.



Key Plan

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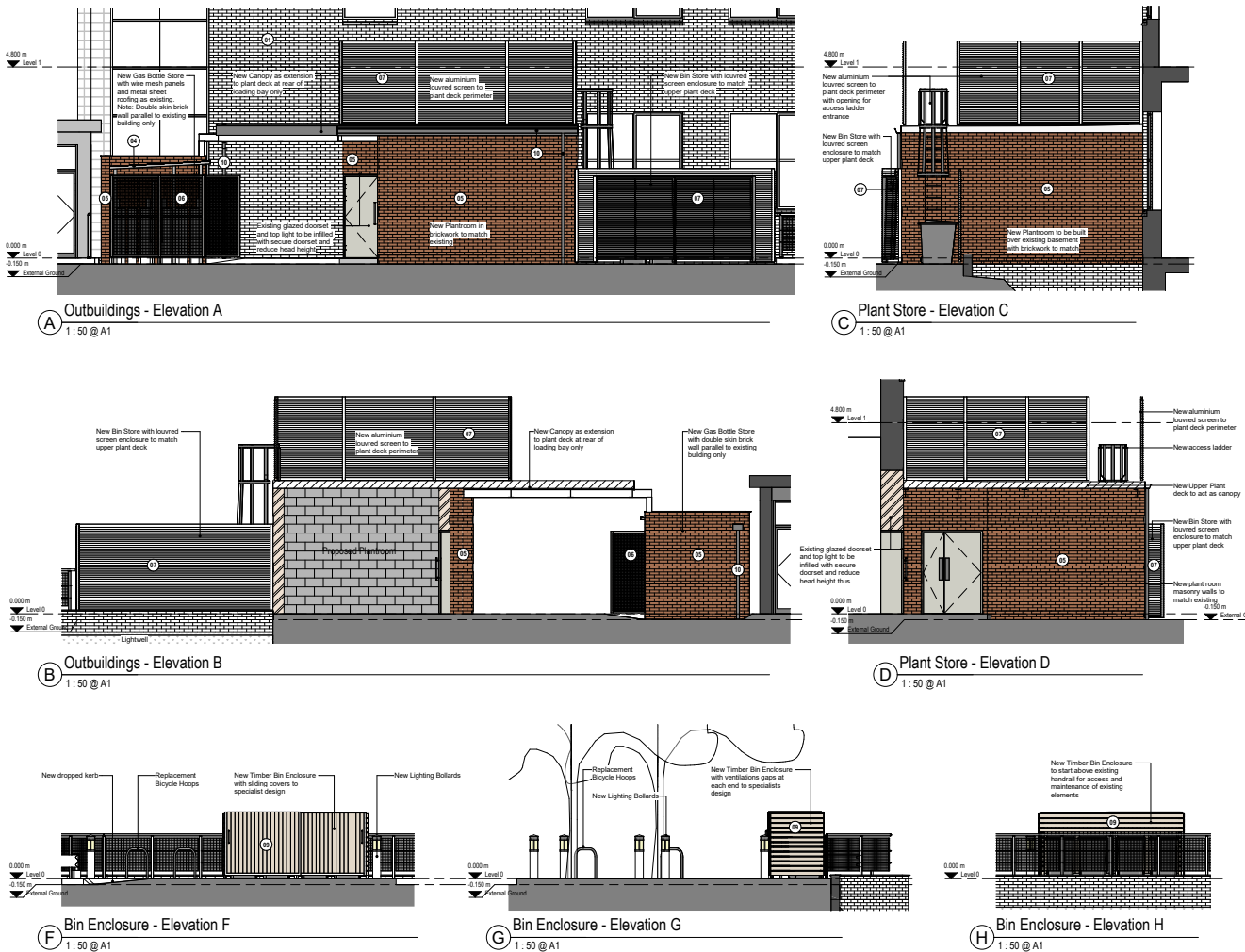


Figure 11 - Proposed Bin Enclosure and Plant Room Elevations

Material Key

01 Existing Brick Walls	03 Existing Metal Cladding	05 Proposed Matching Red Brick	07 Proposed Aluminium Grey Louvre Screen	09 Proposed Timber Bin Enclosure
02 Existing Mesh Fence Panel	04 Metal Sheet Roofing	06 Proposed Matching Fence Panel	08 Proposed Aluminium Cladding Panel Colour to match existing	10 New Rain Water Goods

