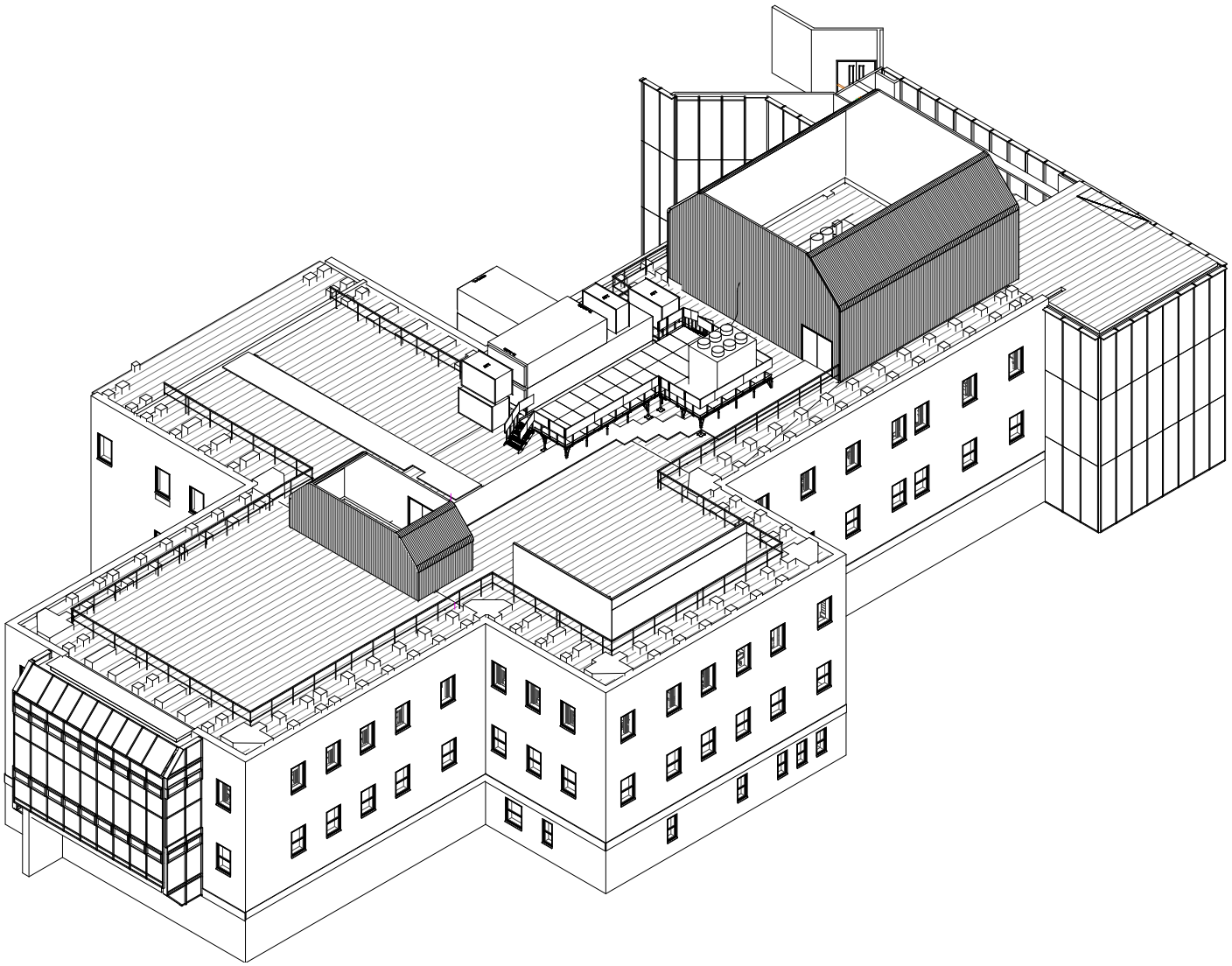
Ward 7 & 8 Lifecycle

Manchester Royal Infirmary

Design and Access Statement



DAY

June 2025

This document has been prepared by DAY Architectural Ltd on behalf of Manchester University NHS Foundation Trust. It aims to explain the proposal for the refurbishment of Ward 7 & 8 of the Manchester Royal Infirmary.
Any queries in relation to the contents of this document are to be referred directly to Sophie Stremel of DAY Architectural Ltd.

Sophie Stremel
Architect
DAY Architectural Ltd.
E: sophie.stremel@day-architectural.com
T: 0161 834 9703

Contents

01 | Introduction & Overview	4
02 | Site Context and Analysis	6
03 | Design Development	9
04 | Planning Statement	12
05 | Design Proposal	14
06 | Materials	22
07 | Design Visuals	29
08 | Access and Maintenance	31
09 | Summary	33

00

Introduction

Overview

01

01 Introduction
Overview

Introduction

This report has been produced by DAY Architectural on behalf of Manchester University NHS Foundation Trust for Manchester Royal Infirmary regarding the lifecycle of Ward 7 & 8 of.

DAY Architectural have used knowledge and understanding of the Manchester Royal Infirmary site to develop this proposal. This has allowed for an accelerated design process through building on prior understanding and design with the patient's experience at the forefront.

Overview

This Design and Access Statement supports the full planning application for proposed works for Ward 7&8 at Manchester Royal Infirmary Hospital situated off Upper Brook Street. These works compromise of plant to be installed on the roof, the lifecycle of the ward which dates back to 40 years and the new windows to improve the UV value and environment within the wards.

These works are necessary and essential as part of the lifecycle works to Ward 7&8. These modifications are internal works to the existing wards that provide an upgrade of existing facilities and improving infection control. Due to the HTM and HBN requirements for in-patient wards it is important to have a controlled environment, hence the need for extensive air conditioning plant. The windows are required to be replaced under Part L enhancements. The proposed windows are double glazed will be thermally broken polyester powder coated aluminium frames utilizing the same structural window openings and being of similar appearance to the replaced windows on the MFT site, replacing single-glazed windows.

Site Context & Analysis

Healthcare Context
Site Context

02

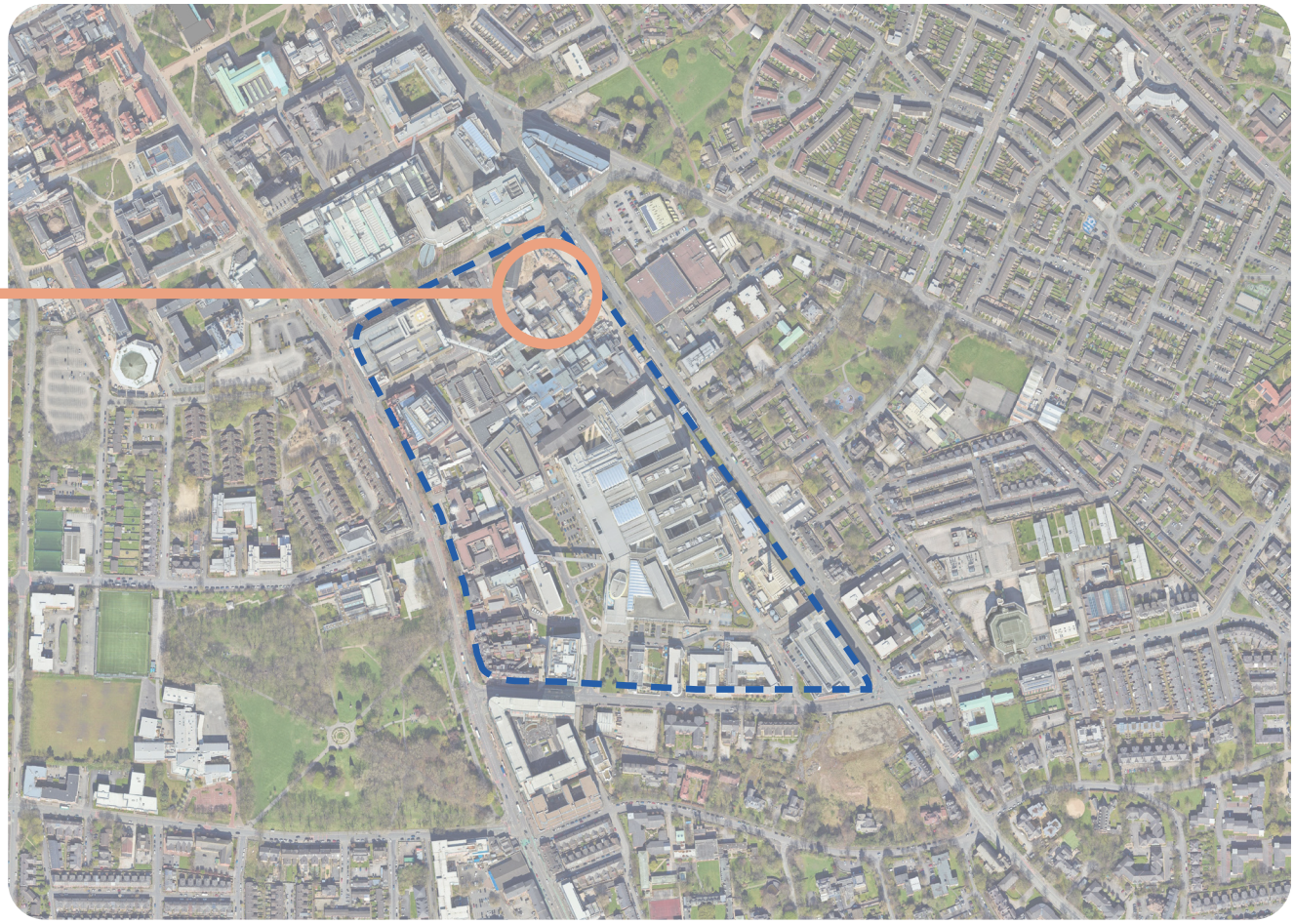
02 Site Analysis & Context

Healthcare Context

This section will detail the existing context of the site and its surrounding environment.



Site



Site Location

Ownership Boundary Line
(Manchester Hospital Estate)

02 Site Analysis & Context

Site Context

The location plan below shows where Ward 7&8 is situated on the MFT Manchester Royal Infirmary site. The wards connect onto the hospital street and the proposed Project RED scheme. The building externally is situated next to the new energy centre and lies inbetween Grafton Street and Upper Brook Street. There are no other sensitive use buildings around the site.



Ownership Boundary Line (Manchester Hospital Estate)

Site Boundary Line - Planning Application

Site

Design Development

Existing Site & Architectural Intent
Appearance & Social

03

03 Design Development
Exisiting Site & Architectural Intent

This section details the design development for the proposed works that is being applied for as part of the application for planning permission.

Exisiting Site

The Manchester Royal infirmary building is a 1970s structure. It is a three-storey building with a flat roof. Prominent features are the stone-chip grey rendered finish and the regular vertical window openings. There is existing plant rooms on the roof which has brown panel-clad finish.

Architectural Intent

The design proposal is to lifecycle the existing facilities and is principally functional, in line with the wards clinical use. The wards finishes have been designed to meet dementia friendly and clinical requirements whilst meeting the trust standards to connect back to the existing hospital facilities.



View from Street Level, taken from Google Street View



View from Street Level, taken from Google Street View

03 Design Development
Appearance & Social

The design of this development takes into consideration the surrounding buildings in terms of scale and appearance. The scheme does not increase the maximum height of the existing building and plant. The development will not cause any detrimental impact on the existing land uses. There is minimal impact to the elevations with only the change to the windows which also keep with the consistent design ethos of the hospital.

The development is located within the hospital site of Manchester Royal Infirmary, visible from Upper Brook Street situated next to the proposed Project RED scheme and is visible to the public.

This proposal will bring the wards up to current standards and provide improved in-patient care. This is a crucial social consideration improving the care of the public that should be a consideration for the planning application.

The changes proposed are based on functionality and allowing the ward facilities to be brought up to current standards. The scale of the proposed plant has been considered to ensure there is minimal impact on the elevations, maintaining the existing elevations appearance and scale as much as is feasible.

As part of the Ward 7 & 8 refurbishment scheme, a proposed planning application includes the installation of a plant screen to conceal rooftop mechanical plant associated with the works. The screen is necessary to minimize the visual impact of the plant equipment and maintain the overall aesthetic of the building. The plant itself has been set back on the roof to reduce visibility from surrounding viewpoints. Additionally, the future development of Project RED Phase 2 will further assist in obscuring the plant, providing a more integrated and visually discreet solution once completed.



View from Upper Brook Street, taken from Google Earth

Planning Statement

04

04 Planning Statement
Overview

Proposal: Installation of Air Handling Unit and Plant Screen on Roof
Site: Manchester Royal Infirmary, Oxford Rd, Manchester M13 9WL

1. Introduction

This statement supports a full planning application for the installation of an air handling unit (AHU) with a plant screen on the roof of Manchester Royal Infirmary, a key healthcare facility in Manchester. The development is essential to modernize hospital ventilation systems in line with current healthcare standards, environmental goals, and patient safety requirements as part of the refurbishment of Ward 7&8.

2. Site Context

Ward 7&8 is situated within Manchester Royal Infirmary site, under Manchester City Council jurisdiction. The hospital is a critical infrastructure asset and serves both local and regional health needs. The rooftop area proposed for the installation is non-public and currently used for plant and service infrastructure.

3. Description of Development

The proposal involves:

- Installation of a modern AHU to support internal environmental control in sensitive clinical areas.
- Erection of a plant screen designed to mitigate visual and acoustic impacts, constructed using materials complementary to that of the proposed Project RED to create a consistency within the elevations.

4. Planning Policy Context

The proposal complies with the Manchester Core Strategy (2012–2027), specifically the following policies:

- Policy SP1 – Spatial Principles: The proposal aligns with sustainable development goals and enhances critical infrastructure in line with Manchester's regeneration and health strategies. The development contributes positively to creating safe, healthy places while making efficient use of the existing built environment.
- Policy DM1 – Development Management: This policy supports development that has regard for the surrounding area in terms of design, amenity, noise, and function. The AHU and screen will be positioned and constructed to minimize noise and visibility impacts, respecting the hospital's operational requirements and the character of the area.
- Policy EN1 – Design Principles and Strategic Character Areas: The plant screen will reflect a high standard of design that integrates with the roofscape and ensures minimal disruption to visual amenity.
- Policy EN16 – Air Quality: The improved air handling system supports internal air quality and infection control, contributing to broader environmental health objectives for the proposed refurbishment of the wards.

5. Design and Amenity Considerations

The proposal involves:

- Visual Impact: The plant screen will be constructed at a height sufficiently shields
- The majority of the AHU, using neutral colours and materials that blend with the hospital's architecture and aligned with future works.
- Noise and Vibration: Equipment will include acoustic attenuation and vibration-damping supports to comply with environmental health standards.
- Access and Maintenance: Access will be restricted to authorized personnel, with safe maintenance routes established, and no public access affected.

6. Conclusion

The proposed development supports the hospital's operational effectiveness, patient safety, and environmental performance. It aligns with Manchester's Core Strategy objectives on health infrastructure, sustainability, design quality, and air quality.

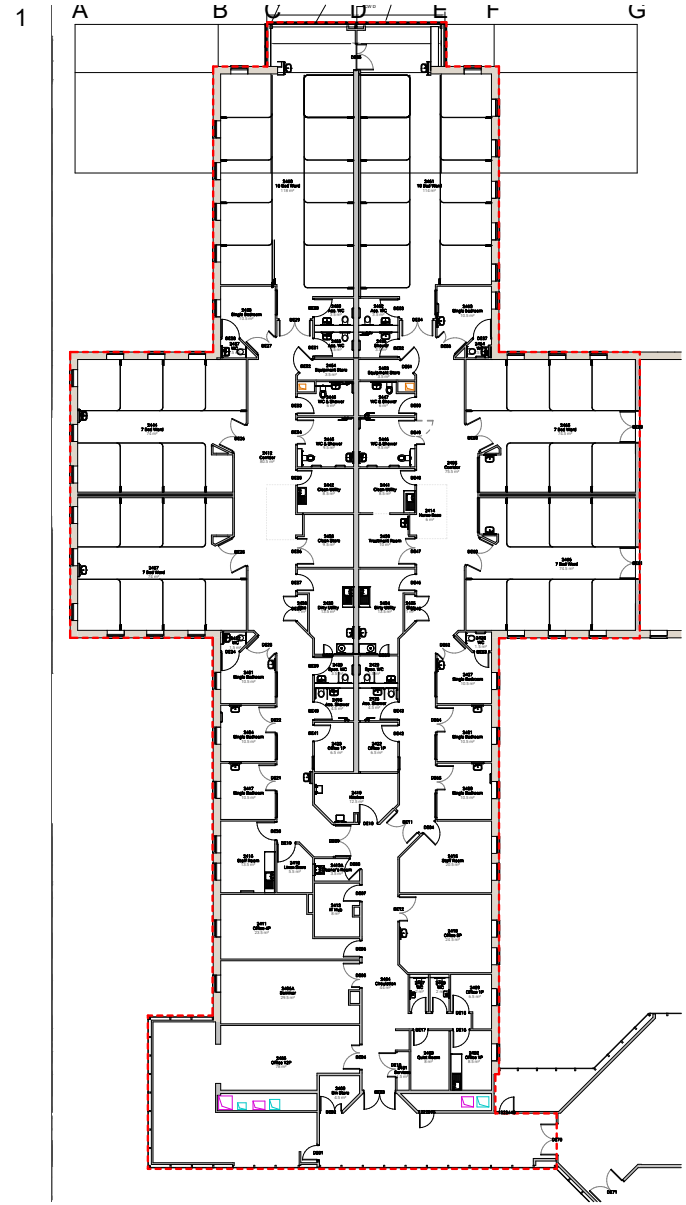
We respectfully request that the Local Planning Authority consider this application favourably and grant planning permission.

Design Proposal

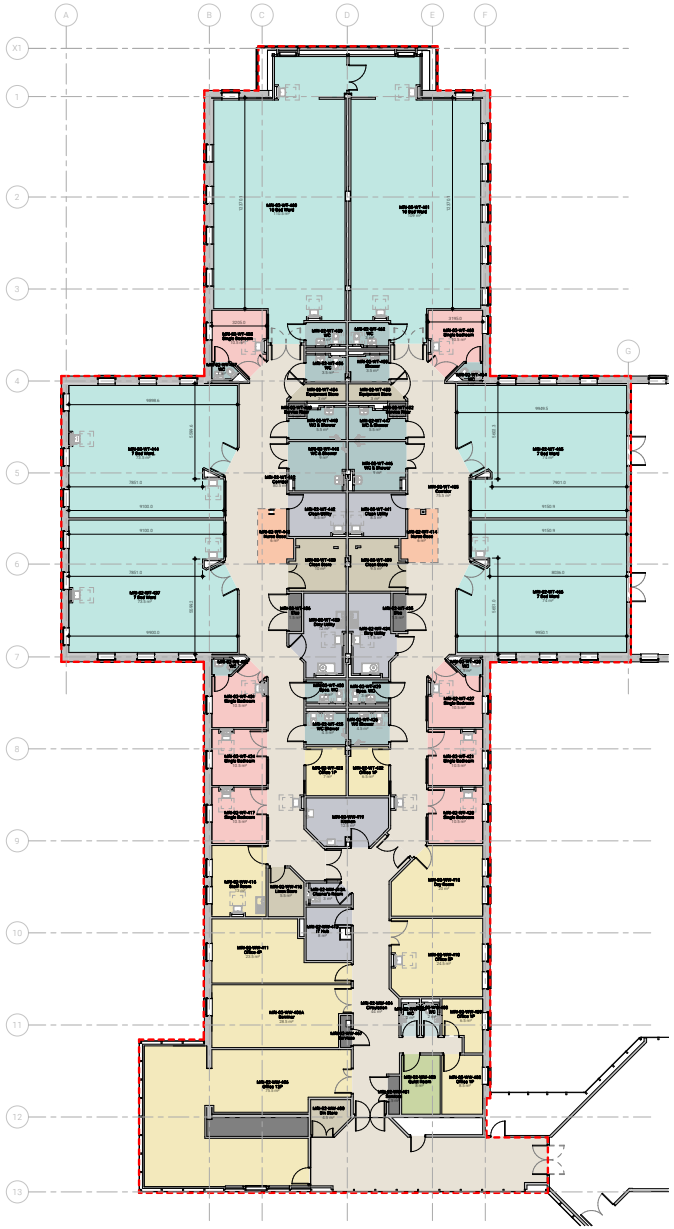
Existing & Proposed GA Plans
Existing and Proposed Roof Plan - Level 02
Existing Elevations - Level 02
Proposed Elevations - Level 02
Proposed External Window Plan, Schedule and Elevations
Existing Sections - Level 02
Proposed Sections - Level 02

05

05 Design Proposal
Existing & Proposed GA Plans



① Level 2 - Existing GA Plan - Planning



② Level 2 - Proposed GA Plan - Planning

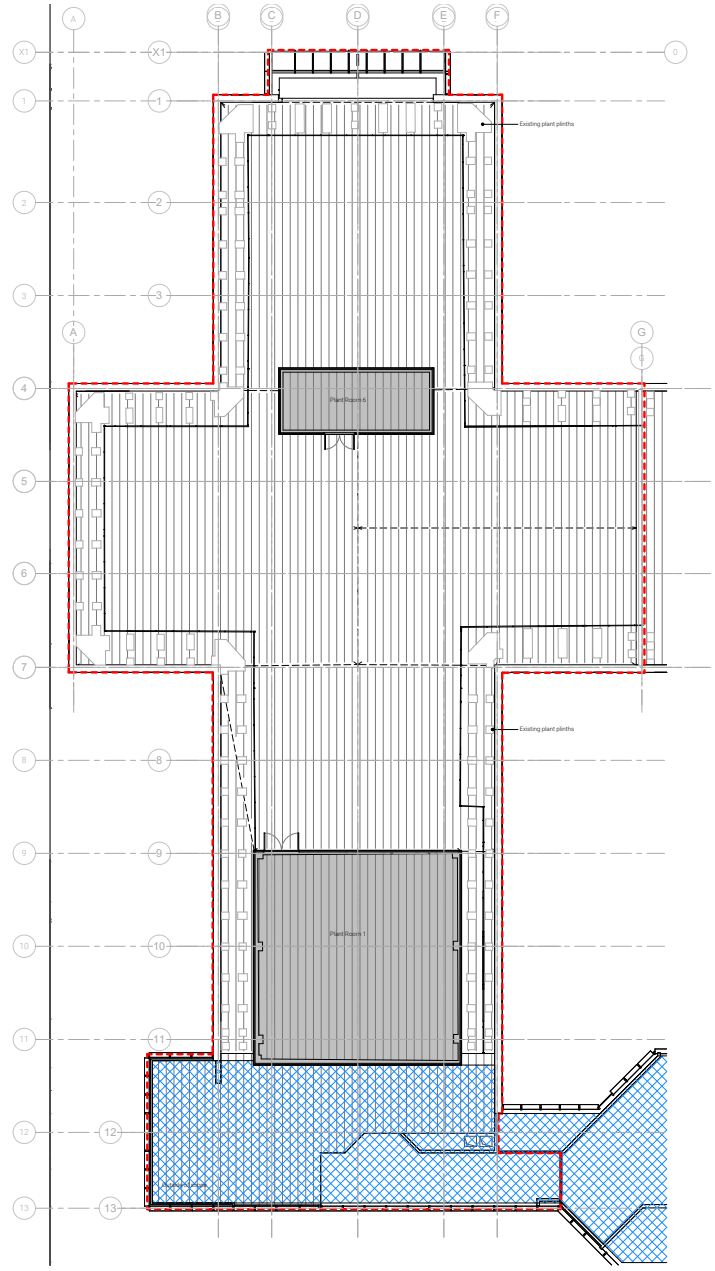
By Department Legend

- Ancillary Spaces
- Circulation
- Multibed Bays
- Patient Sanitary Spaces
- Patient Support Spaces
- Services
- Single Bedrooms
- Staff Sanitary Spaces
- Staff Support Spaces
- Storage
- Touchdown Spaces

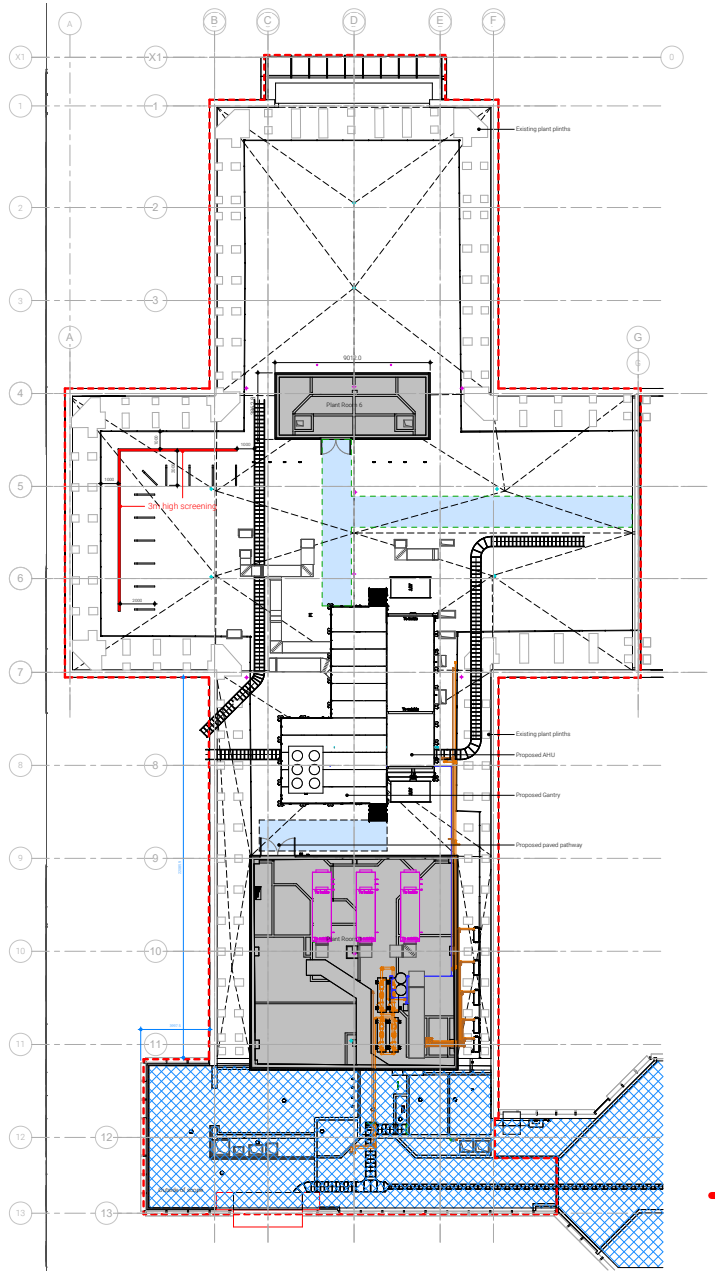
Site Boundary Line - Planning Application

05 Design Proposal

Existing and Proposed Roof Plan - Level 02



Level R1 - Existing GA Roof Plan - Planning



Level R1 - Proposed GA Roof Plan - Planning

The roof plan shows the proposed development and its relationship to the existing plant room.

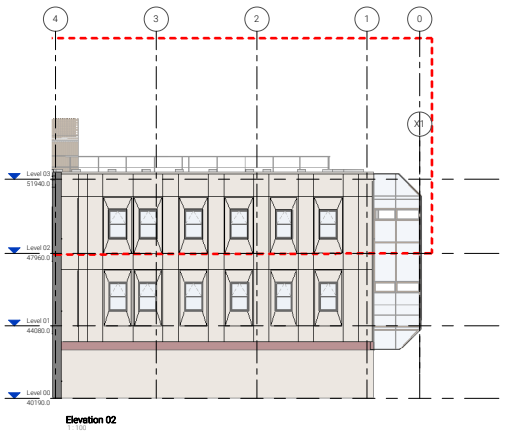
An acoustic survey has been conducted on the roof with the proposed installation of an additional AHU and has been concluded that no additional acoustic requirements are necessary, falling within the requirements.

Site Boundary Line - Planning Application

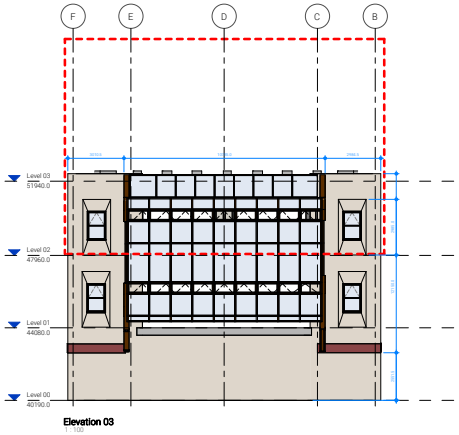
05 Design Proposal
Existing Elevations - Level 02



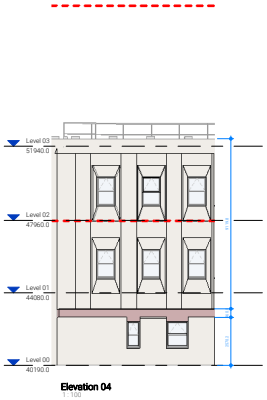
Elevation 01



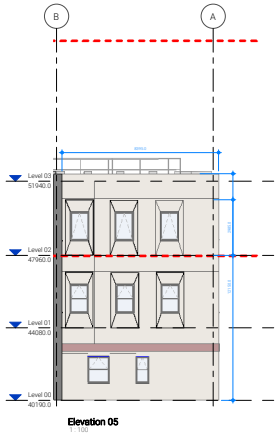
Elevation 02



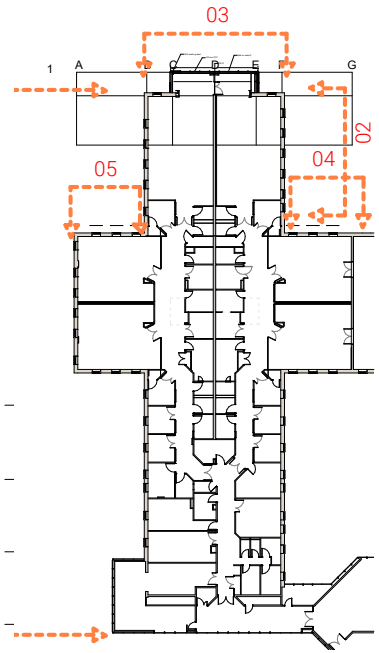
Elevation 03



Elevation 04



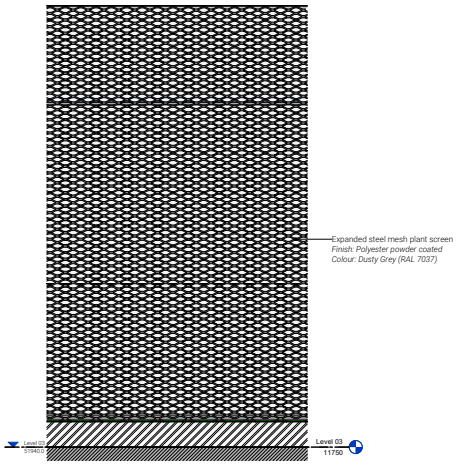
Elevation 05



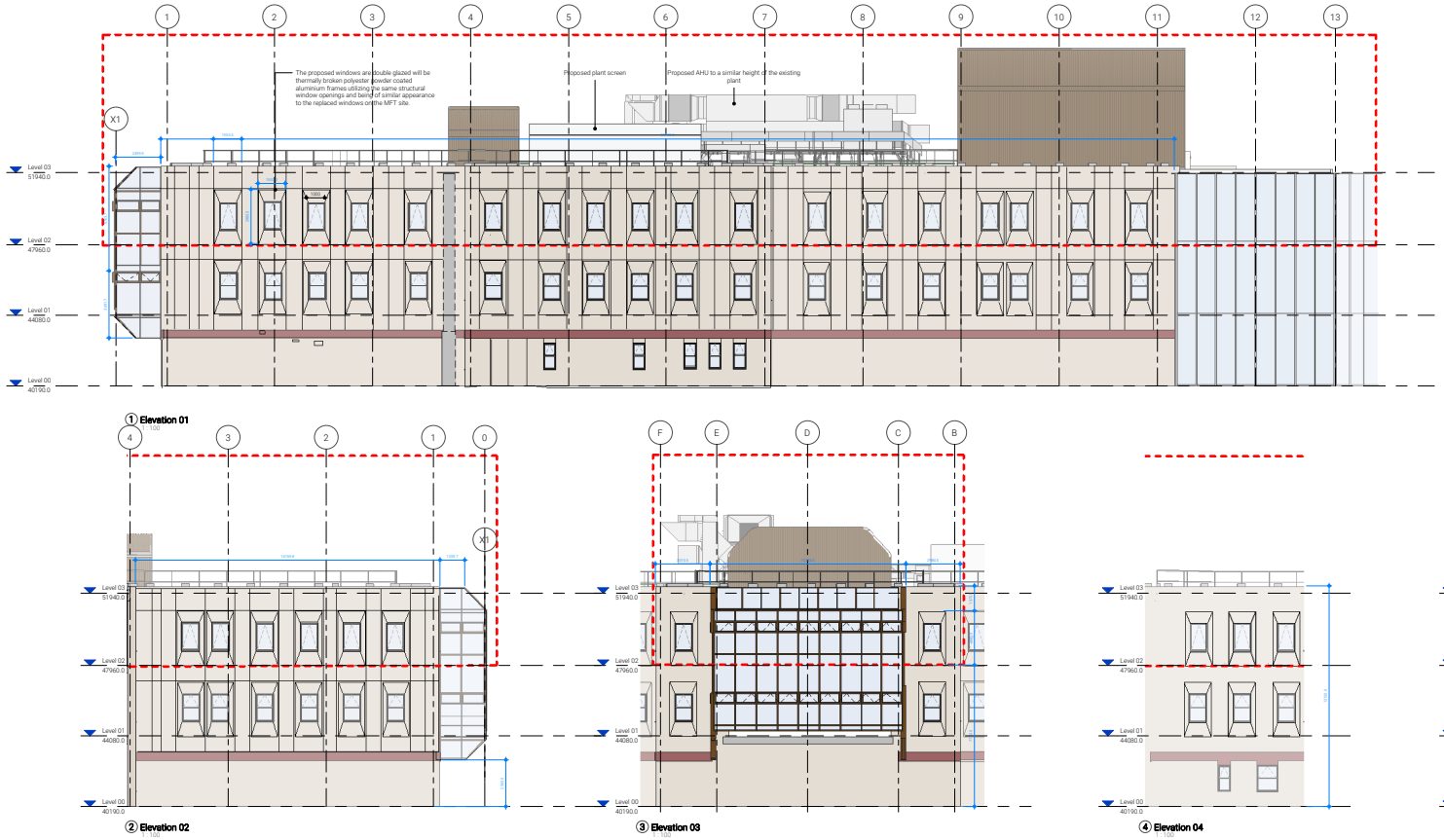
Site Boundary Line - Planning Application

05 Design Proposal

Proposed Elevations - Level 02



Bay Elevation of Plant Screen



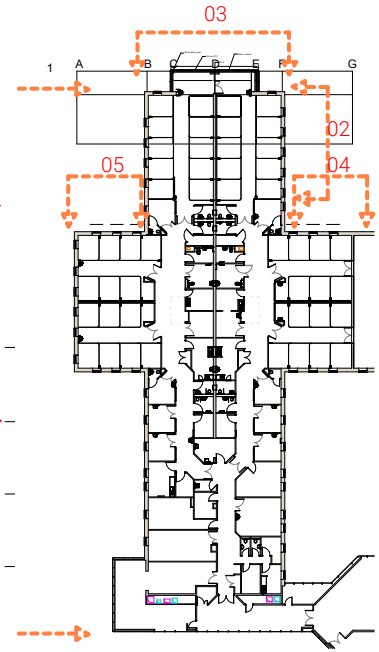
① Elevation 01

② Elevation 02

③ Elevation 03

④ Elevation 04

⑤ Elevation 05

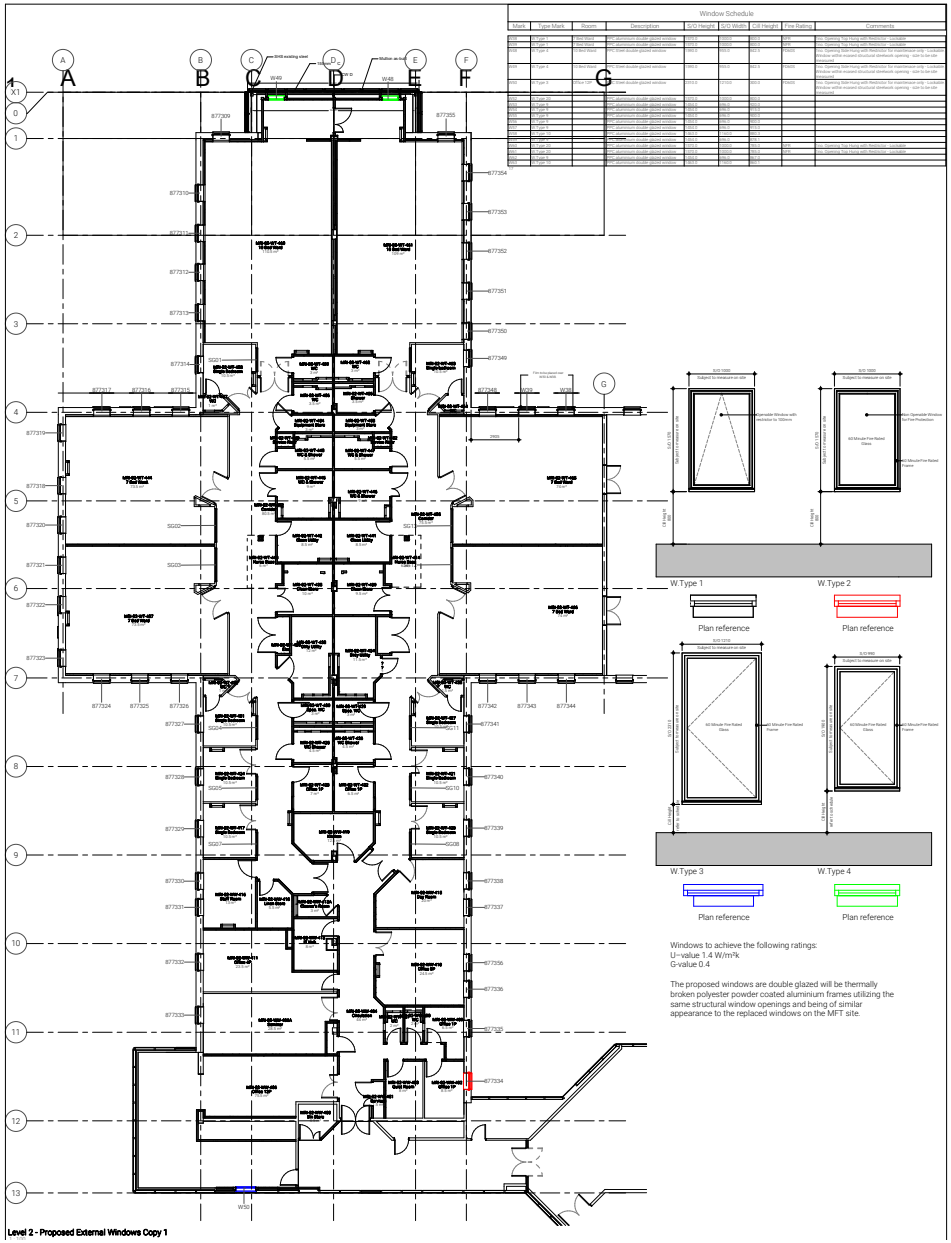


The new development will be of a similar height to the existing plant room which can be seen on the elevation drawings.

Site Boundary Line - Planning Application

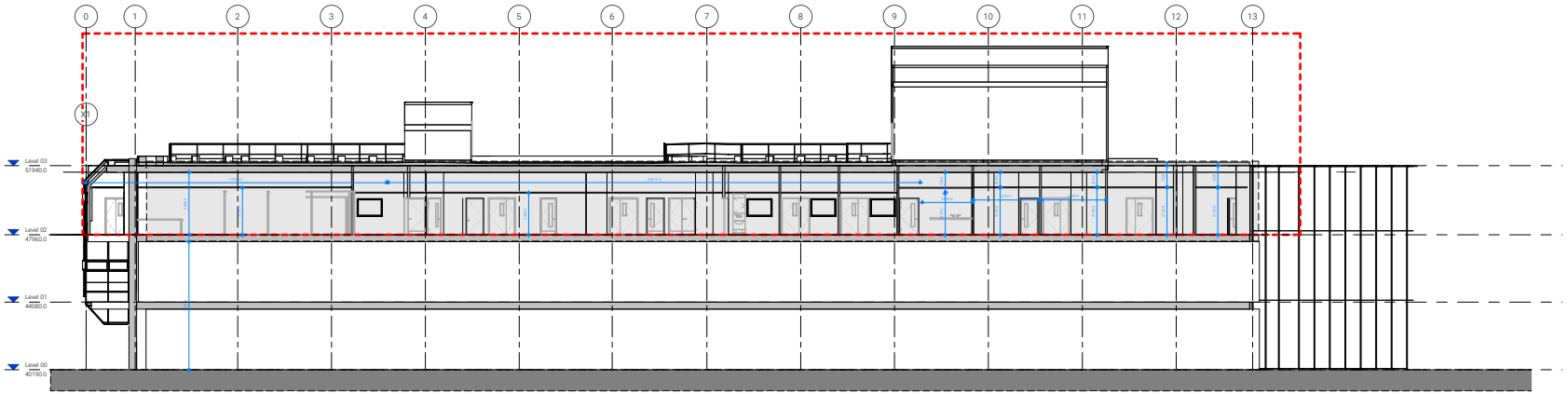
05 Design Proposal

Proposed External Window Plan, Schedule and Elevations

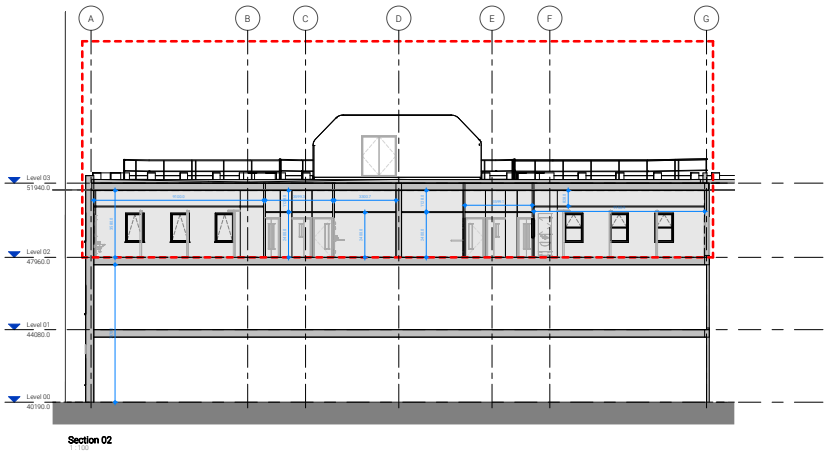


All windows will be replaced under Part L enhancements. The proposed windows are double glazed will be thermally broken polyester powder coated aluminium frames utilizing the same structural window openings. The proposed windows are a similar appearance to the new replacement windows on the MFT site, as part of replacing all single-glazed windows on site.

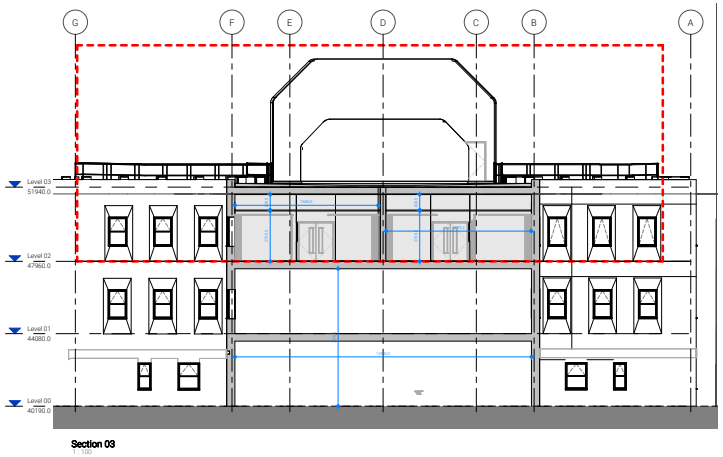
05 Design Proposal
Existing Sections - Level 02



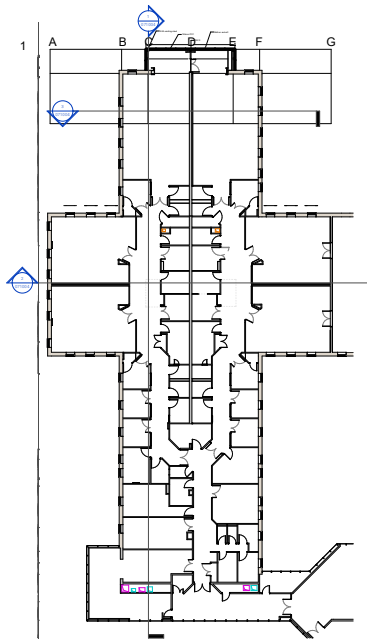
Section AA



Section 02



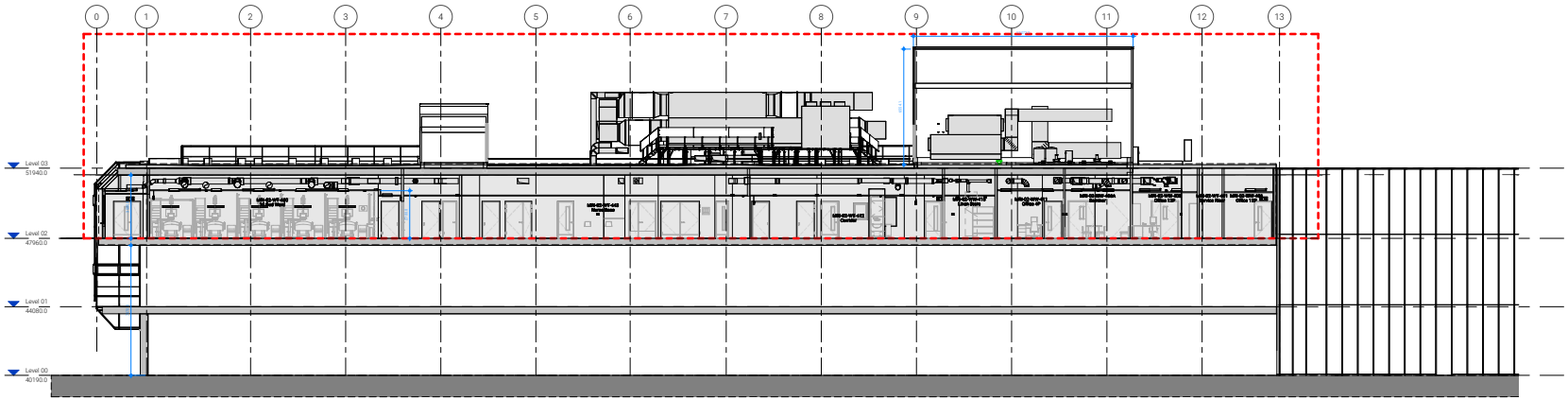
Section 03



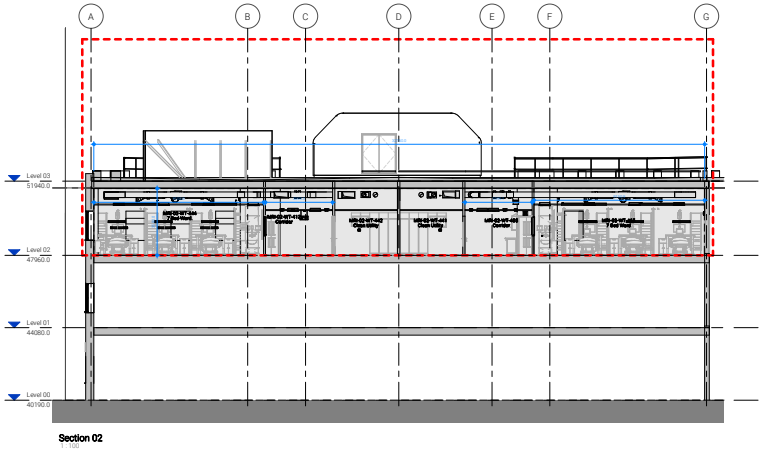
Site Boundary Line - Planning Application

Design Proposal

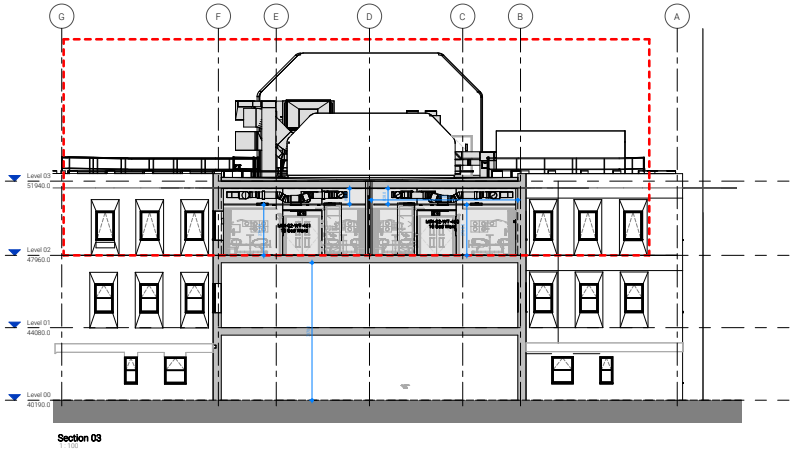
Proposed Sections - Level 02



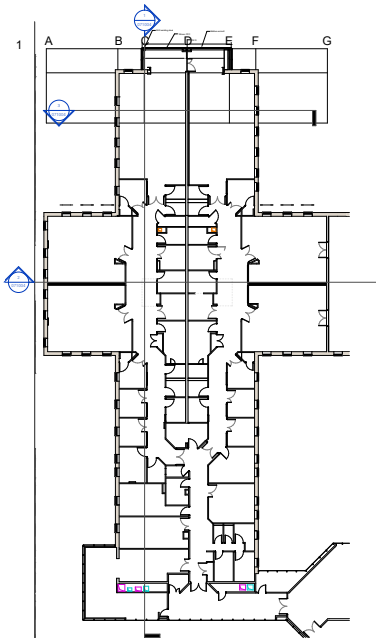
Section AA



Section 02



Section 03



Site Boundary Line - Planning Application

Materials

Material Choice

06

06 Design Proposal
Proposed Sections - Level 02



Existing Window



Proposed Window



Proposed Plant Screen

Design Visuals

07

07 Design Visuals

Proposed External Visuals



07 Design Visuals

Proposed External Visuals



07 Design Visuals

Proposed External Visuals



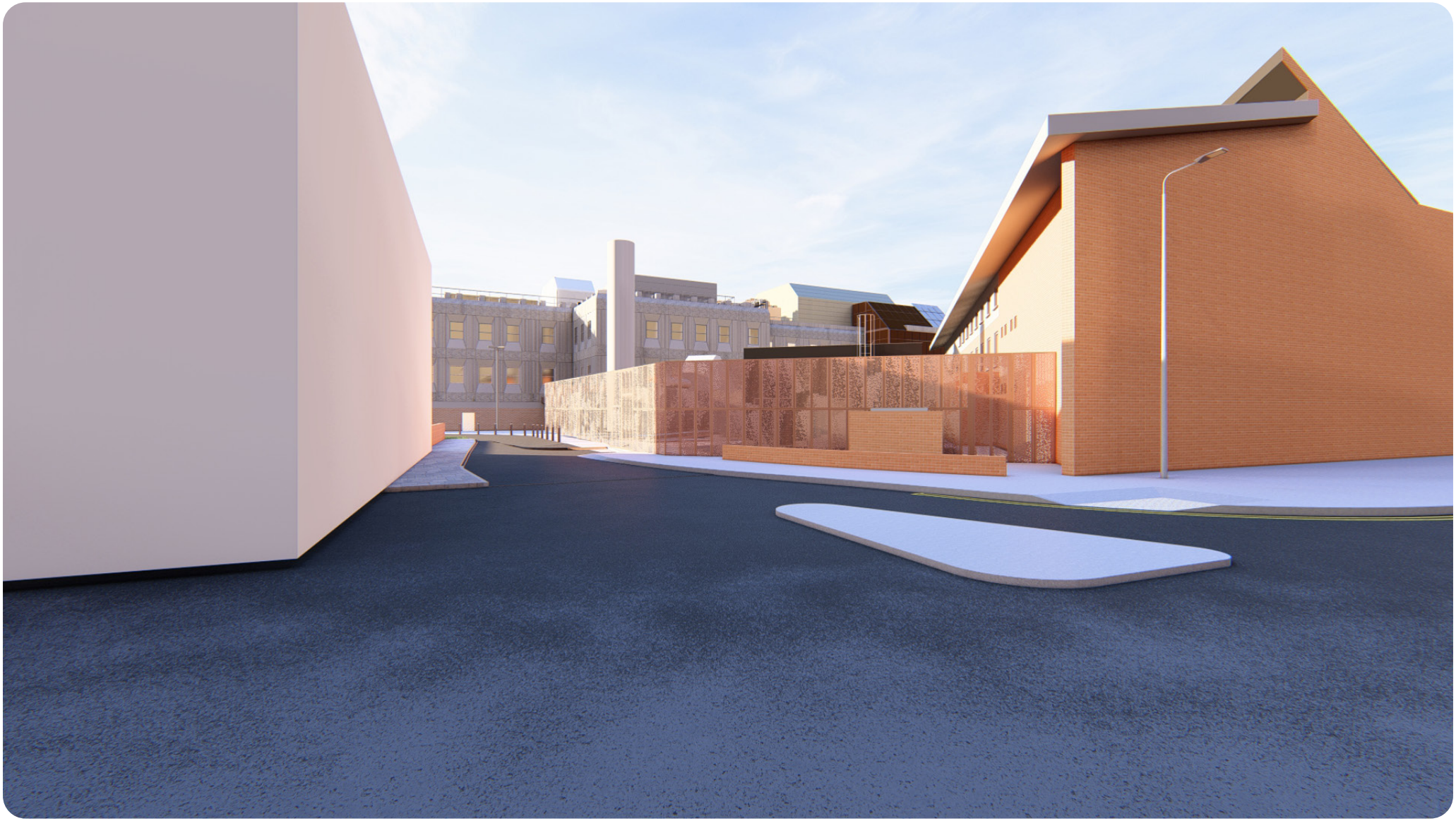
07 Design Visuals

Proposed External Visuals



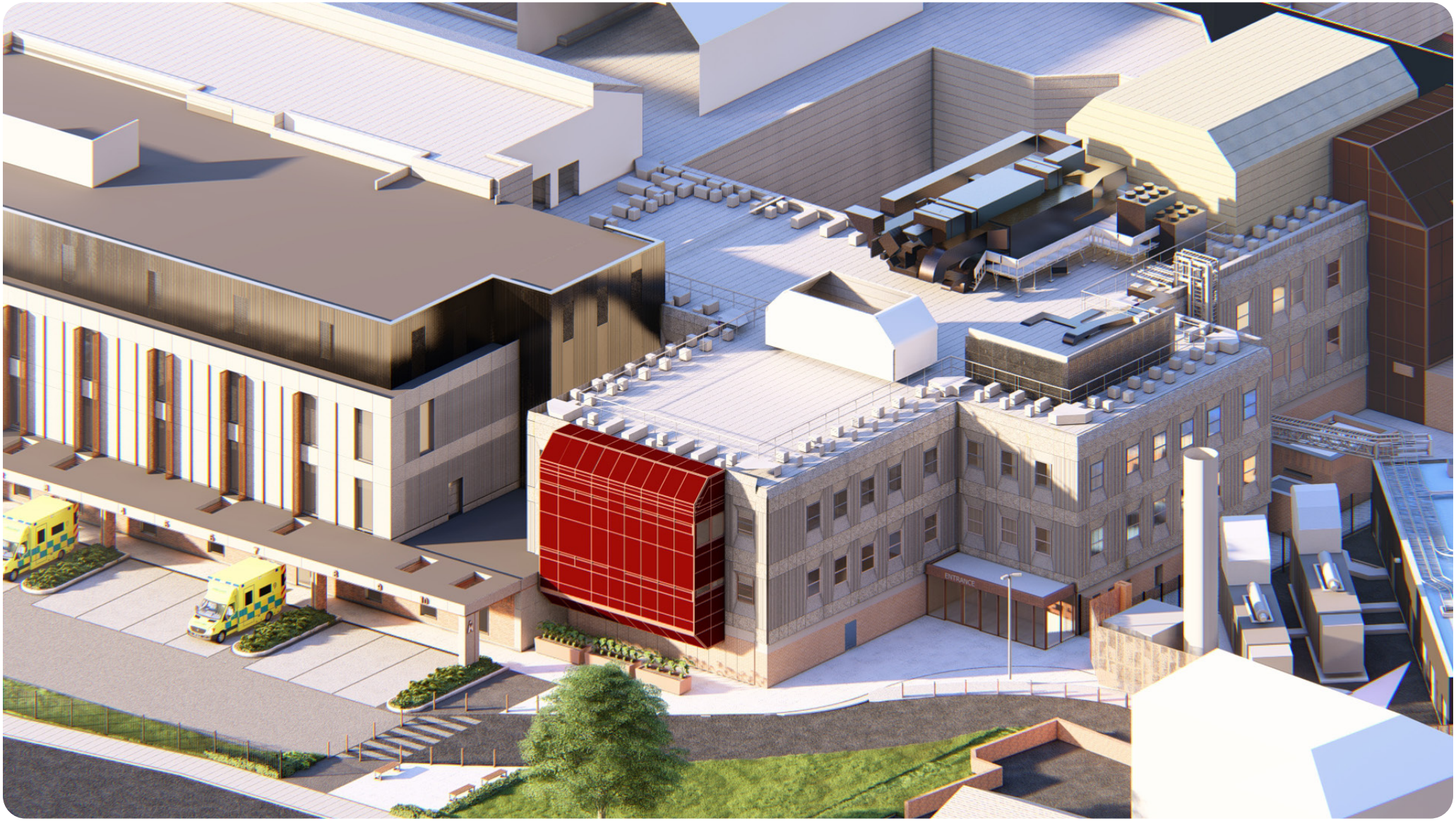
07 Design Visuals

Proposed External Visuals



07 Design Visuals

Proposed External Visuals

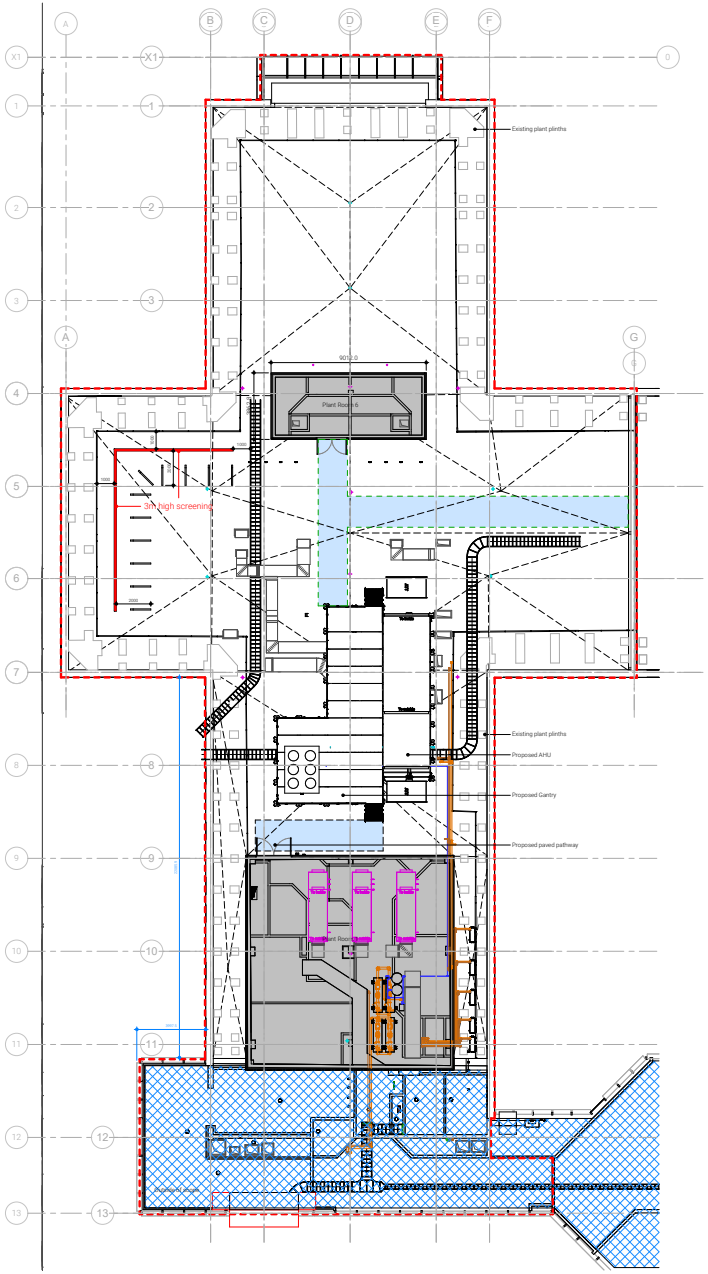


Access and Maintenance

08

08 Access and Maintenance

To maintain the additional air handling unit on the roof the access will be through the existing plant rooms and using the proposed gantry. Steel balustrades will also be provided on the roof as part of this scheme to provide edge protection.



Level R1 - Proposed GA Roof Plan - Planning

Site Boundary Line - Planning Application

09 Summary

In summary the proposal has considered the following:

The additional plant required is vital to the improvement and function of Ward 7&8 lifecycle.

The design has taken into consideration the existing language of the building and the surrounding sites, with minimal impact to the current elevations and keeping to the hospitals design ethos.

Has no impact to the overall height of the existing building or any detrimental impact to the elevations and design and therefore poses no design change concerns.

Will improve patient and public user experience with the upgrade to the finishes and installation of the new windows

DAY

www.day-architectural.com

Studio 1
Lancaster Buildings
77 Deansgate
Manchester
M3 2BW
0161 8349703