

PR1334 - WYTHENSHAW MATERNITY THEATRES
DESIGN AND ACCESS STATEMENT

DOCUMENT INFORMATION

Project Title	Wythenshawe Maternity Theatres
Report Title	Design and Access Statement
Report Number	PR1334-STN-XX-XX-RP-A-7101
Date	13.05.25
Status/ Revision	Approval / A05
Date of Revision	08.08.25

CONTENTS

Introduction	
Application	3
Project justification	3
Context	
Site and area	4
Design	
Use	6
Character	7
Access	8
Movement	8
Environmental sustainability	9
Community safety	10
Summary	11

INTRODUCTION

Application

This application is to seek consent for temporary Town Planning approval.

Vanguard have been asked to provide two new operating theatres, recovery area and staff and patient support rooms. The units are modular in nature and as such are not intended to be permanent features. They are to be provided as a short-term solution.

Project Justification

Statement from Manchester University NHS Foundation Trust, May 2025

The new semi-permanent theatre buildings are required by the Trust, as the existing theatres need to be closed to allow for the removal of RAAC planks within the roof construction. The new semi-permanent theatres will allow the Trust to continue to provide continuity of care for their patients whilst the RAAC removal and associated reinstatement works are undertaken.

CONTEXT

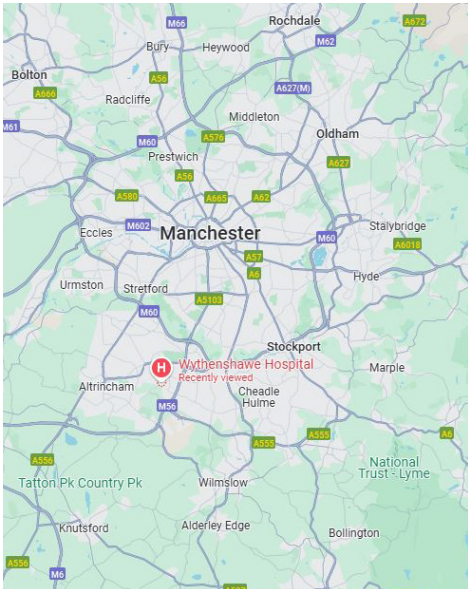
Site and Area

Site Location

The site is located at:
Wythenshawe Hospital
Southmoor Road
Wythenshawe
Manchester
M23 9LT

The local council is Manchester City Council and the site is not part of a conservation area.

Wythenshawe Hospital is an Manchester University NHS Foundation Trust (MFT) hospital. MFT was formed on 1st October 2017 following the merger of Central Manchester University Hospitals NHS Foundation Trust (CMFT) and University Hospital of South Manchester NHS Foundation Trust (UHSM).



Site Plan

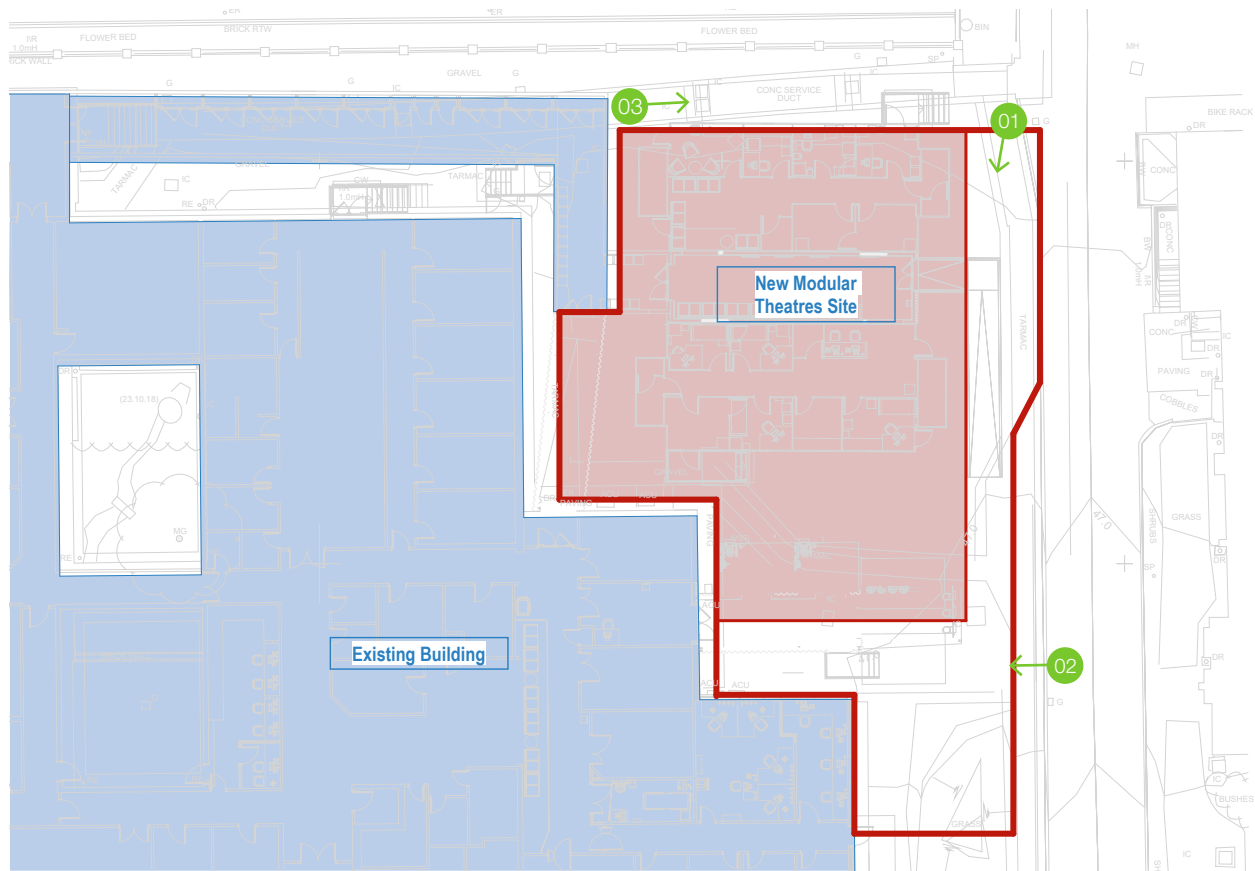
Within the existing hospital boundary, a current mobile unit located on the eastern side of the main building will be replaced by the proposed modular building, as indicated in red on the aerial plan below.



View from eastern access road

CONTEXT

Site and Area

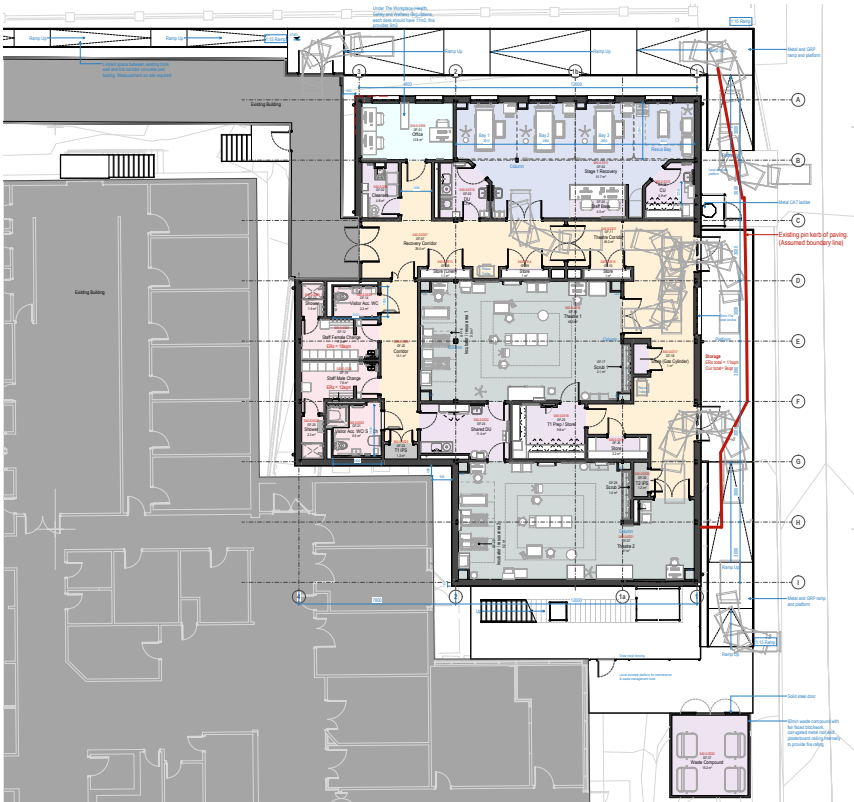


DESIGN

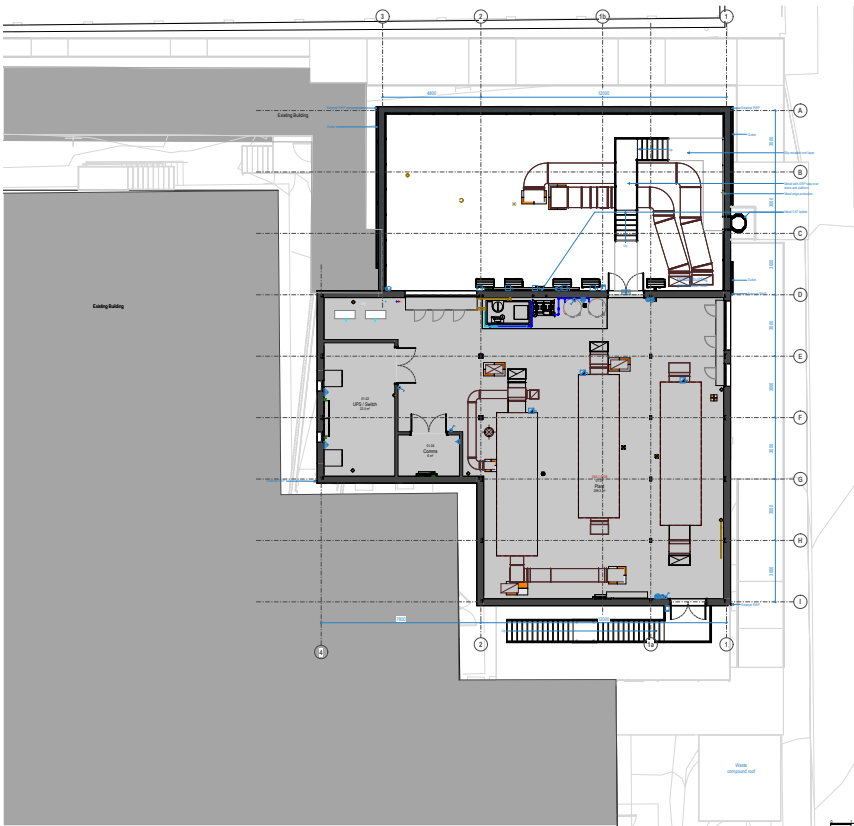
Use

The proposed temporary building is designed to accommodate maternity facilities including two theatres, a recovery ward, support rooms and staff areas.

Drainage and service connections will connect into the hospital's existing infrastructure. Additionally, a first-floor plant room is proposed, which will house the UPS switch room, comms and plant space required to support the modular building.



Ground Floor Plan



First Floor Plan

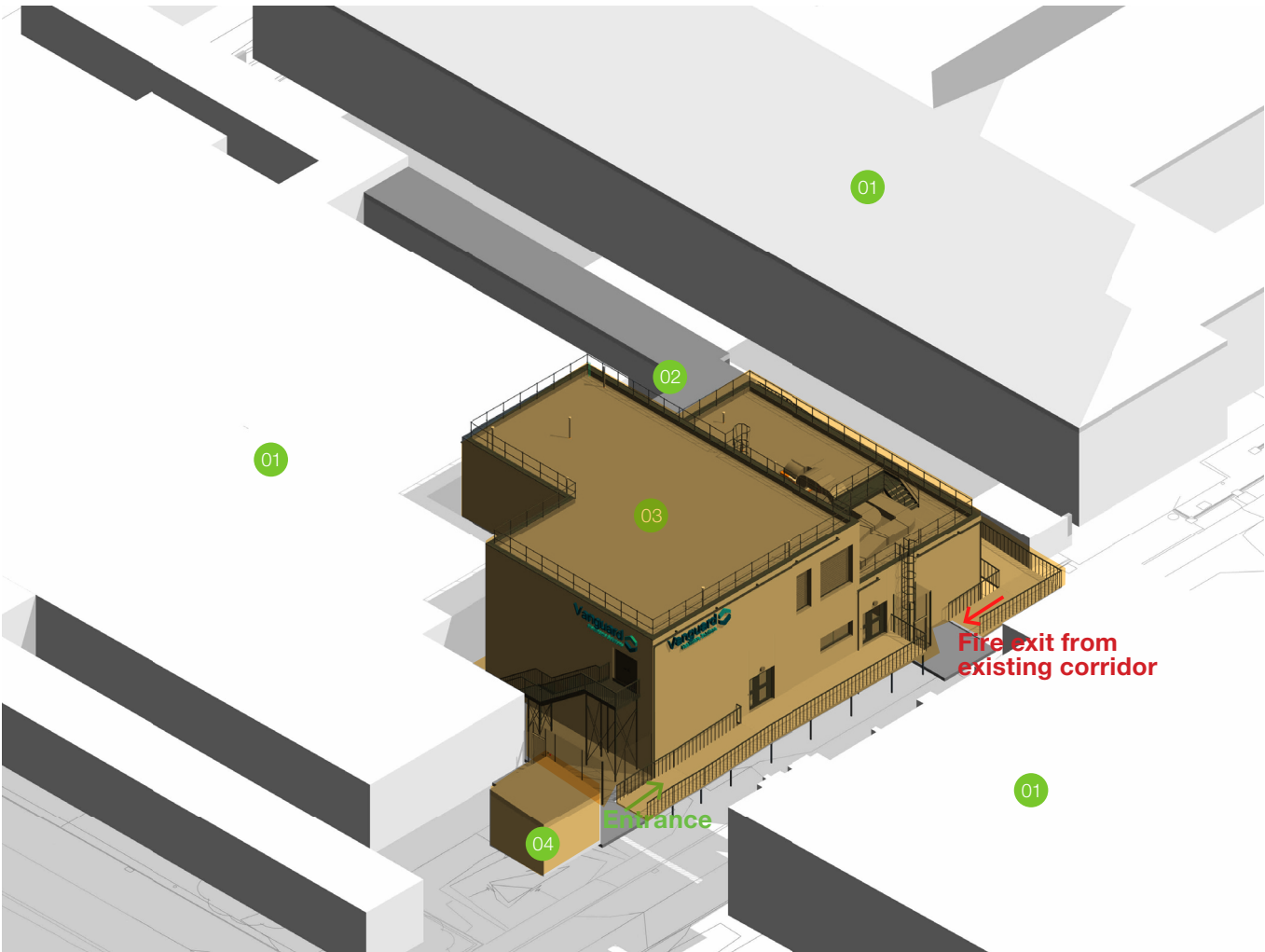
DESIGN

Character

The surrounding hospital buildings comprise a mix of one- and two-storey developments.

The proposed modular maternity theatres building is a two-storey structure, intended to replace the existing mobile units on site. It will be connected to an existing single-storey hospital building and clinical waste compound.

As part of the fire safety strategy, a new ramp is proposed on the northern side to provide a connection to the existing hospital internal corridor.



3D Study

Key

- 01 Existing Building
- 02 Existing Hospital Internal Corridor
- 03 Proposed Maternity Theatres (Modular Building)
- 04 Proposed Waste Compound

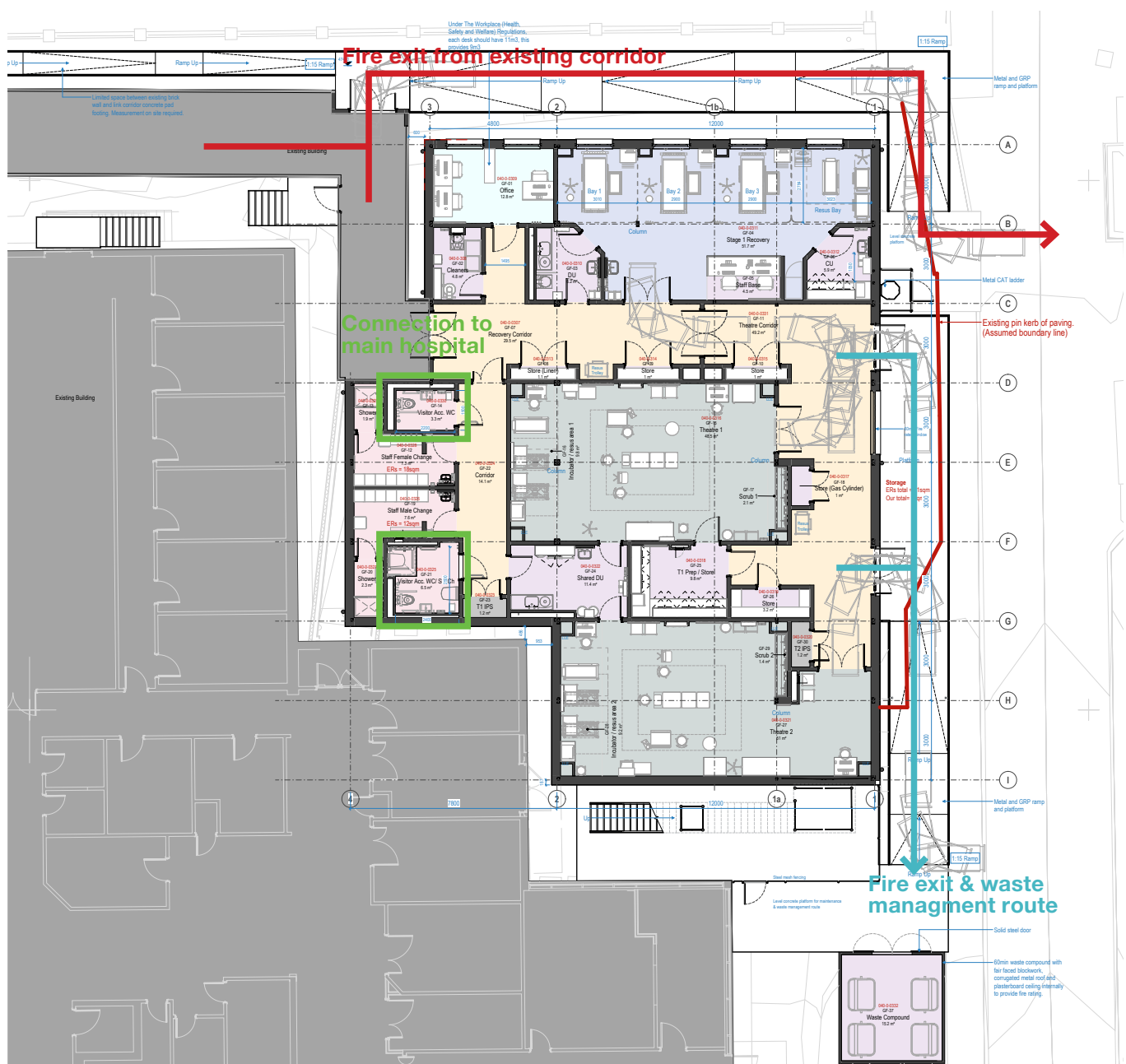
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Access

- The development has been designed with inclusivity in mind, ensuring accessibility for all users, including individuals with disabilities.
- Facilities include accessible WCs and changing areas for both patients and their partners.
- The modular construction approach also allows for generous corridor widths, accommodating wheelchair users and facilitating the movement of trolleys within clinical spaces.

Movement

- Pedestrian access to the new units are via new ramps, which will conform to Building Regulations requirements. These are included to provide level access to entrance and fire escape routes.



Ground Floor Plan

DESIGN

Environmental sustainability

Modular buildings play a significant role in promoting environmental sustainability in several key ways:

- **Reduced Waste:** Modular building is typically constructed in factory settings, which allows for precise material usage and reduces waste generated during the building process.
- **Energy Efficiency:** The controlled environment of factory construction enables better quality control and more efficient insulation and energy-saving measures, resulting in buildings that require less energy for heating and cooling.
- **Lower Carbon Footprint:** The off-site construction process reduces the need for on-site activities and transportation, leading to a decrease in carbon emissions associated with traditional construction methods.
- **Reusability and Flexibility:** Modular building can be disassembled and reassembled in different locations or for various uses. This adaptability reduces the demand for new materials and construction efforts.
- **Sustainable Materials:** It can be constructed using sustainable and recycled materials, further contributing to their environmental benefits.
- **Shorter Construction Time:** The expedited construction timeline of modular building means that there is less disruption to the environment and surrounding community during the building process.

In essence, modular building provide an environmentally sustainable alternative to traditional construction by minimising waste, reducing energy consumption, and promoting the use of sustainable materials.

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Community Safety

Modular buildings offer significant safety benefits to the community during the construction phase:

- **Reduced On-Site Construction Time:** Since modular buildings are primarily constructed off-site in controlled factory environments, the time spent on actual construction at the site is considerably reduced. This minimizes disruption and potential hazards for the community.
- **Less Noise and Pollution:** The reduced on-site construction activities result in lower noise levels and reduced air pollution from heavy machinery, creating a safer and more pleasant environment for residents.
- **Controlled Factory Environment:** Construction in a factory setting ensures that all building materials and processes meet stringent safety standards, reducing the risk of accidents and injuries that could impact the surrounding community.
- **Fewer Traffic Disruptions:** Since fewer construction materials and workers need to be transported to the site, there are fewer traffic disruptions and road closures, enhancing overall community safety.
- **Minimizing Construction Hazards:** The limited on-site work helps in minimising common construction hazards such as debris, sharp objects, and heavy machinery, ensuring a safer environment for passersby and residents.

Overall, modular buildings contribute to community safety by streamlining the construction process, reducing on-site hazards, and minimising disruptions to the local environment.

SUMMARY

This temporary planning application seeks consent for the installation of a modular building providing two new operating theatres, a recovery area and the necessary clinical support rooms. The proposal enables Manchester University NHS Foundation Trust to continue delivering essential healthcare services while major works to remove RAAC planks from the existing theatres are undertaken.

The building is designed as a short-term, semi-permanent solution. Located within the Wythenshawe Hospital site boundary, the new proposed modular unit will replace an existing mobile that is currently connected to the main hospital building.

The proposed development meets clinical needs and site constraints by providing level access, wide corridors, and inclusive facilities. It connects to existing hospital infrastructure and includes a first-floor plant room for essential services. The proposal supports the Trust's urgent operational requirements, minimises local impact and ensures continued patient care during refurbishment works.