Northern Pathology Development
Design & Access Statement

DAY



DAY

Revision	Description	Drawn By	Checked By	Issue Date
01	Initial Stage 2 Report	LH	GW	23.04.2024
02	Stage 2 Report	JP	GW	29.05.2025
03	Design & Access Statement	JP	GW	16.06.2025
04	Design & Access Statement	JP	GW	10.07.2025
05	Design & Access Statement	JP	GW	30.07.2025
06	Design & Access Statement	JP	GW	08.08.2025

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Introduction

01

01 Introduction

Introduction

Application Description
This Design and Access Statement accompanies an application for a proposed new three-storey building with additional essential plant equipment centrally located on the roof, which will be appropriately screened, and a link bridge at the first floor connecting into the existing Christie Hospital.

The Brief
The Christie Charity (to which Northern Pathology Developments Ltd are a subsidiary) are undertaking a large development scheme to reinvigorate and futureproof The Christie NHS Foundation Trust Withington site. The outcome of the development will be a facility capable of housing the latest specialist equipment, greater efficiencies by way of reorganising departments and providing optimum working environments. All of this will lead to improved patient care and enable more people to receive the treatment and care that they need.

The Purpose
The Northern Pathology Development is designed to provide accommodation for clinical staff. Due to the existing facilities being undersized, overcrowded and not fit for purpose in terms of ventilation and areas required for flow, the proposal will encompass purpose made laboratory spaces, ensuring the longevity and futureproofing of the departments which carry out such pivotal services for The Christie Hospital.

The Location
The building sits to the north of the existing hospital site, adjacent to Wilmslow Road which acts as one of the busy arterial links from the centre of Manchester. The proposal thereby prioritises an engaging street frontage. To address this, spaces such as circulation areas and offices have been strategically placed along the frontage.



Project Information

02

02 Project Information

The Client and Team

The Client

Northern Pathology Developments Ltd in lieu of The Christie NHS Foundation Trust

The End User

Christie Pathology Partnership

The Team

Architect / Lead Consultant / Principal Designer - **DAY Architectural**

Mechanical and Electrical Consultant - **DSSR**

Structural Consultant - **DeSimone**

Cost Consultant - **Arcadis**

Fire Consultant - **Artec Fire**

Planning Consultant - **Deloitte**

Acoustic Consultant - **Sandy Brown Associates**



02 Project Information

The End User & The Applicant

The End User

The Christie NHS Foundation Trust is a globally recognised centre of excellence in cancer care, research, and education. At the heart of its operations are its comprehensive onsite biochemistry and transfusion services, which provide essential diagnostic and treatment support to patients across Greater Manchester and beyond. These services are critical to the hospital's ability to deliver timely and accurate diagnoses, monitor treatment progress, and manage complex patient care.

The building will house the Christie Pathology Partnership (CPP), a joint venture providing pathology services to all Christie patients and in support of Cancer patients across the wider Greater Manchester health economy. It will house biochemistry and blood science laboratories that do support the wider Greater Manchester network for a very small number of specialist tests, however the vast majority of work is for Christie patients.

The Applicant

Northern Pathology Developments Limited, a wholly-owned subsidiary of The Christie Charity. Northern Pathology Developments Limited will manage the construction of the new development. This allows The Charity to continue its vital support of The Christie NHS Foundation Trust, providing funding for enhanced treatment and care beyond what the NHS funds.

02 Project Information

value

The Purpose

The current pathology services are located in Blocks 19 and 20, part of the older and increasingly obsolete section of the estate. These facilities are outdated in terms of infrastructure and spatially inadequate, consisting of a fragmented layouts of small rooms that do not align with modern laboratory design standards. The space limitations and inefficiencies hinder workflow, collaboration, and the integration of new technologies that are essential for high-volume and high-precision diagnostic services. As part of a broader estate redevelopment strategy, these blocks are scheduled for demolition to make way for a new, cutting-edge imaging centre.

The redevelopment plan also includes the removal of the Derek Crowther Building, originally erected as a temporary structure and no longer meets the Trust's long-term vision for the site. Following discussions with Manchester City Council, the demolition and removal of the temporary Derek Crowther Building is being progressed via the discharge of Condition 1 pursuant to application ref. 123630/FO/2019. This will open space for a purpose-built pathology facility that reflects The Christie's commitment to enhancing both clinical functionality and architectural aesthetics.



"Futureproofing the most important support services for patients at the Christie"

"Providing excellent environments for staff working at the Christie for the next 20-30 years"

02 Project Information

Value

BEFORE



+ DESIGN

- Modern design standards tailored to staff
- Co-located departments for efficiency
- Layouts designed for workflows
- New vision for The Christie Estate
- Designed for latest equipment

AFTER



02 Project Information

Project Location

The new pathology unit needs to be located within the Christie site with adjacencies to the theatres where samples will be sent from. The diagram outlines the Christie Hospital site and land uses within the boundary in reasonable distance from theatres. The available land is highlighted in red.

- Location of departments Pathologies need to be adjacent to
- Area of available brownfield land within the Christie site
- Areas of recent development
- Hospital garden
- Hospital services - unmoveable

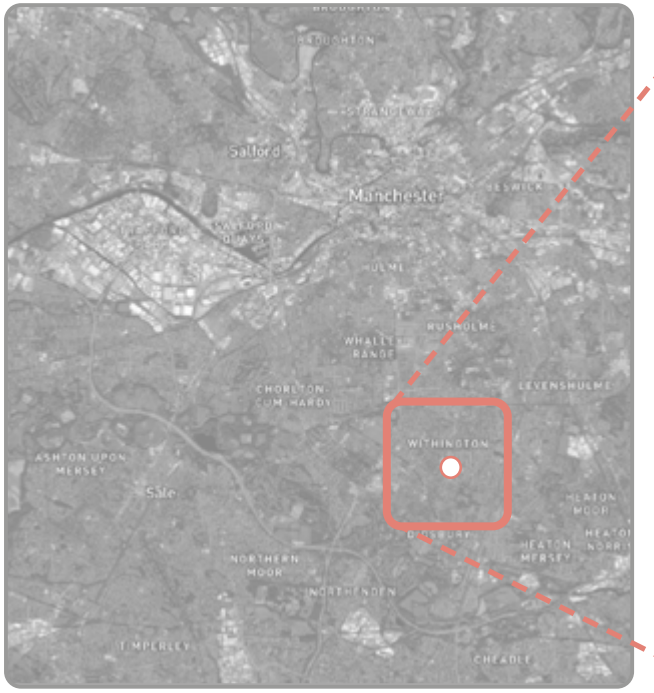


Proposal Overview

03

03 Proposal Overiew

Site Location







Macro Context

The Christie Hospital Site sits around 4 miles to the south of the centre of Manchester. The site sits close to the M60 motorway and allows for connectivity to their satellite sites within Oldham, Macclesfield and Salford.

Meso Context

The site sits within a predominantly residential area bordering onto the neighbourhoods of Didsbury to the south and Withington to the north. As such it benefits from good transportation links from both public transport and private cars.

Micro Context

The proposed site sits to the north of the existing hospital site. On the east of the site is Wilmslow road which acts as one of the busy arterial links from the centre of Manchester to the suburbs. Adjacent to the site are numerous shops and the Manchester Centre for Cancer Research.
To the west of the site is existing housing with gardens as a buffer zone between the residents and the proposal.

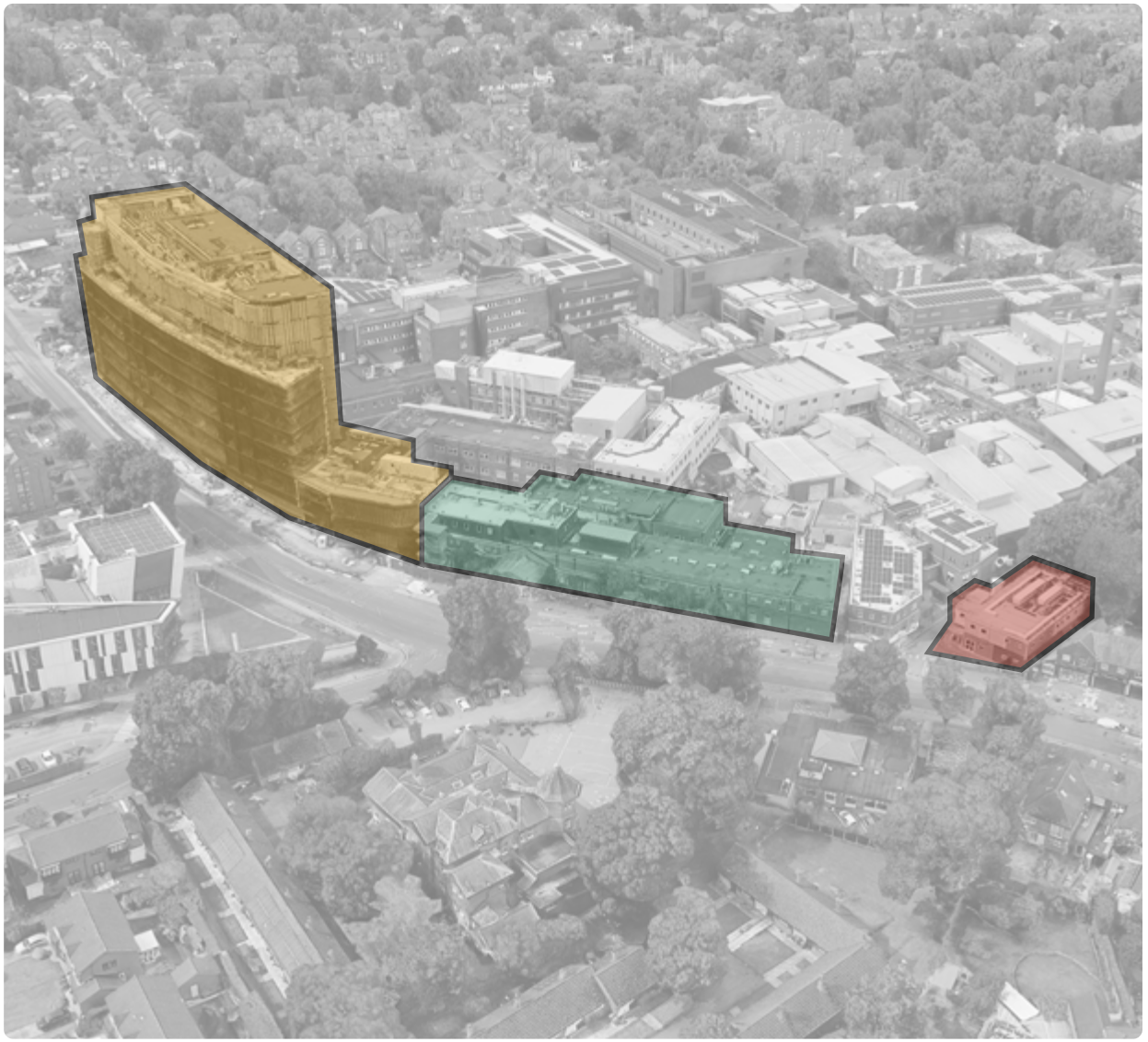
03 Proposal Overview

Site Context

Neighbouring the proposed site is the Paterson building and proposed ASIC scheme, which gained planning approval in January 2024.

The Northern Pathology development seeks to complement both of these buildings whilst considering the Local Planning Framework.

The materiality and style of the proposal is influenced by both developments and mirrors elements from the ASIC, a new, cutting-edge imaging centre that has already received successful planning approval, to ensure a unified appearance, helping to maintain the established material palette of this section of the Christie estate to reinforce a strong identity. The aim is to create a welcoming and coherent approach particularly along the Wilsmlow Road frontage, where the Trust aims to create a more welcoming and cohesive healthcare campus.



The Paterson Building

Proposed ASIC Scheme

Proposed Site

03 Proposal Overview

Project Drivers

Location:

Co-location of the laboratory with the clinical services is essential to provide efficient and productive diagnostic services for patients. The transfer of samples from bedside to laboratory within minutes is key to enable fast turnaround times required for swift commencement of chemotherapy and/or other surgical or invasive interventions.

Lab and clinical staff also benefit from the close proximity in terms of the ability to speak collaboratively face to face to discuss samples, results and patient outcomes that extend beyond the normal remit of request – sample – result issued. E.g. where a result is ambiguous; the clinical team can consult on a path that may lead to re-testing samples without delay using existing samples, meaning the patient does not have to undergo further sampling. Clinicians regularly visit the current labs to discuss complex issues with the teams directly.

Health Impact:

Increasing the capacity that this current Christie Estate can manage enables current work force to meet increasing demand of patients to treat, without this facility The Christie NHS Foundation Trust's current high standards would be unsustainable.

Site Activity & Growth Demands:

Although the new facility will increase in capacity and demand the number of staff is staying the same, so it will not directly contribute to increased activity in and around the Christie Estate. The Christie is seeing increase demand for all services which is mirrored across the NHS, driven by complex multifactorial socio-economic factors associated with an ageing population and increasing interventions available for diseases like cancer leading to more patients in treatment. Growth in demand varies; surgical growth has increased by approximately 4% in the last year whereas diagnostic radiology by 11%. The Christie's current projections are 8% growth for pathology services year on year up to 2028, but this will be reassessed annually. The new facility is designed to cope with this growth through drastically improved environmental efficiencies and processes that are impended in the current estate, allowing for additional laboratory equipment and space.



03 Proposal Overview

Issues to Address

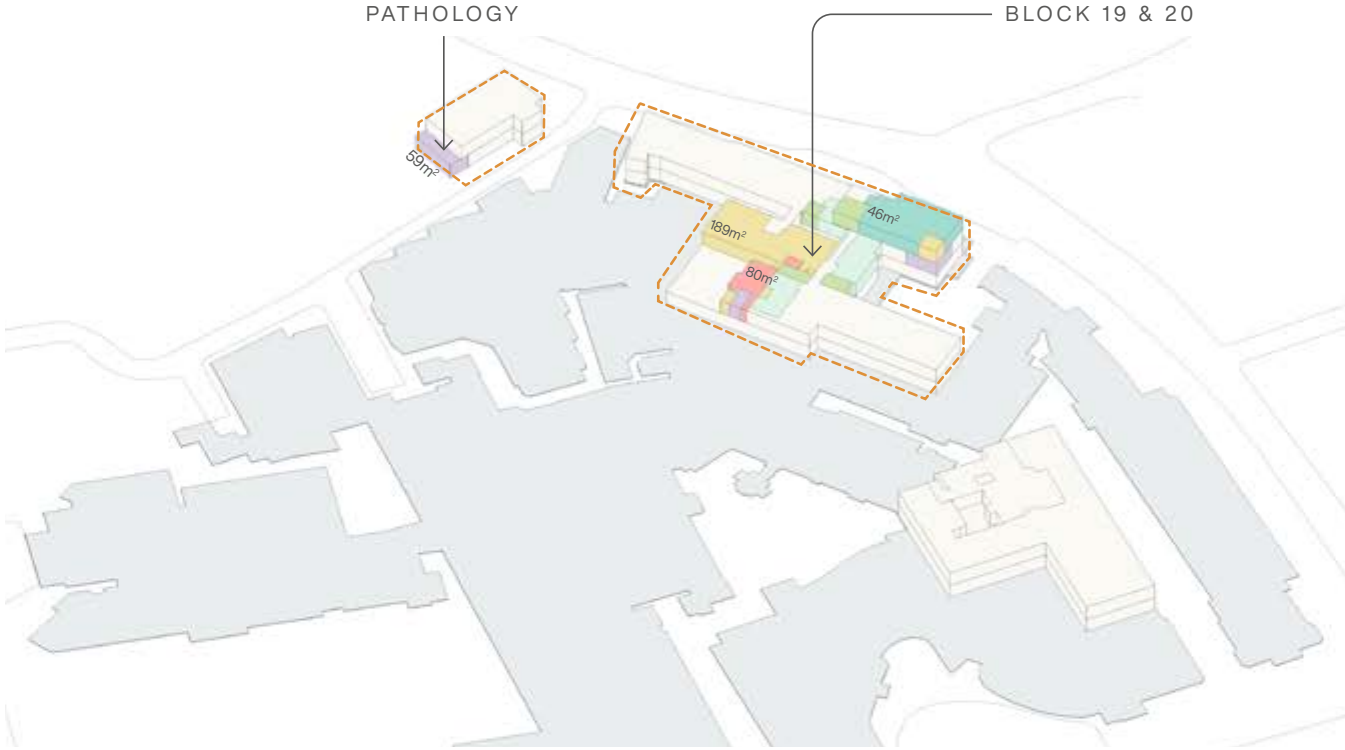
The current pathology facilities are spread throughout Block 19 & 20. They are:
- Undersized,
- Lack rational flows for processes
- Lack compliant storage for flammable consumables
- Lack compliant M&E services

These create a difficult environment for staff to perform their roles proficiently.

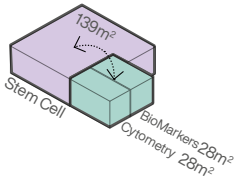
The new pathology building has been carefully designed to meet the evolving needs of pathology services. It will feature a large, open-plan laboratory space with the flexibility to accommodate future growth, technological advances, and changing clinical demands. The layout will optimise workflow efficiency through thoughtful spatial planning, with co-located service areas that encourage interdepartmental collaboration. The design prioritises natural light, ventilation, and modern building systems to create a safe, sustainable, and comfortable working environment.

Once operational, the new pathology facility is expected to significantly increase sample throughput and turnaround times, all without the need to increase staffing levels. This efficiency gain will be achieved through improved layout, process automation, and streamlined service delivery, ultimately contributing to better patient outcomes and a more resilient healthcare system.

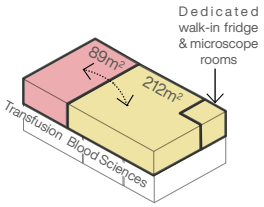
Additionally, clinical trials activity at The Christie is increasing; developing pathology services on site will facilitate the opportunity for increased research capability, as clinical trials rely on an efficient, easy access and innovative pathology service.



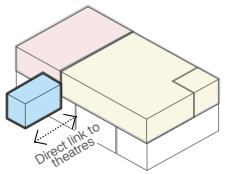
Pathology provision at the existing Christie Site



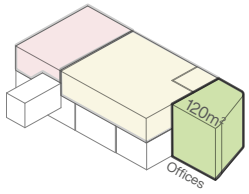
Level 00: Co-location of stem cell with Biomarkers and cytometry



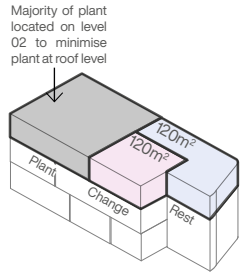
Level 01: Co-location of transfusion and blood sciences



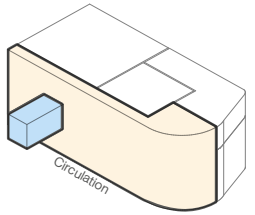
Level 01: Bridge linking Blood sciences and transfusion to theatres



Level 00 & 01: Dedicated office spaces for each department



Level 02: Staff change and rest facilities



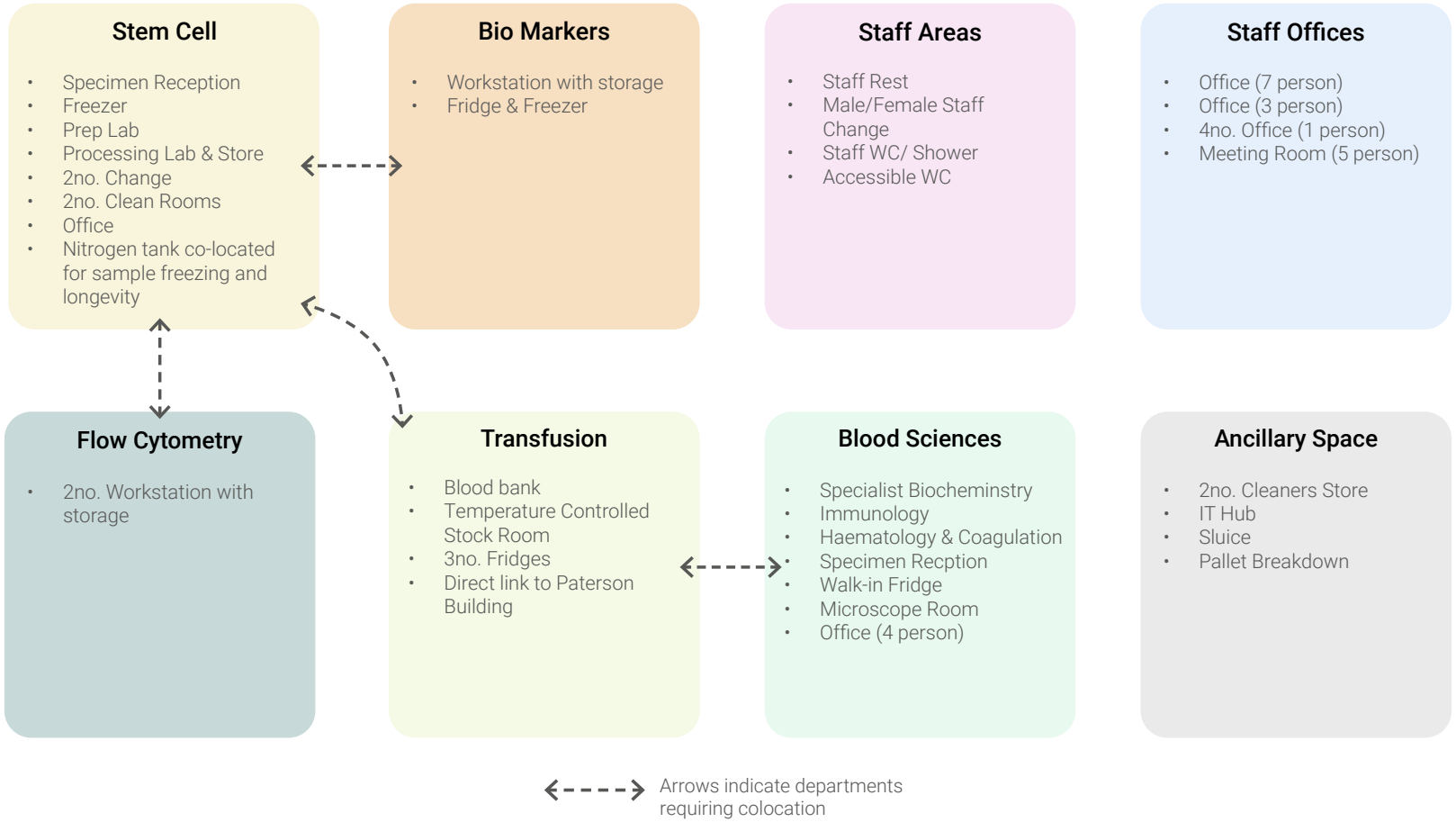
All levels: Circulation core

User Requirements

04

04 User Requirements

Accommodation Summary



04 User Requirements

Workshops & User Groups

Overview

Throughout RIBA Stage 3 the project team have engaged with both clinical and wider stakeholder groups to help inform, review and further develop the design proposals to ensure it meets all the key requirements, which include: -

- Confirmation of Critical Department Adjacencies
- Confirmation of Schedule of Accommodation
- Phasing Strategy and Temporary works
- Site logistics
- Critical Staff Flows; both during construction and on completion.
- Environmental Considerations
- Suitable Size and capacity of laboratory spaces.
- Co-ordination of Site wide Infrastructure
- Access and Maintenance
- Access and Security
- Fire Strategy

Engagement Sessions

From August 2024 until June 2025, engagement sessions and stakeholder workshops have been conducted to help inform and advise the Design Team with their development of design options and confirm sign off on the Proposed Design Strategy.

These sessions included relevant Design Team members, individuals of the Christie Charity, the Trust, Christie laboratory staff and external stakeholders where necessary. Actions and comments from each meeting have been formally captured, with feedback being incorporated from the client and users where appropriate.

Key workshops took place as follows:

- 21st August – Kick off meeting
- 1st October – Pathology meeting on site
- 3rd December – Synlab feedback meeting
- 15th January – Trust review meeting
- 23rd January – Stage 1 review
- 28th January – CPP Estate design meeting
- 3rd February – On site department meetings:
  - Transfusion, Support Services & Stem Cell
- 6th February - On site department meetings:
  - Blood Sciences & Histology
- 13th February - On site department meetings:
  - Histology & Blood Sciences – layout reviews
- 27th February – On site department meetings:
  - Stem Cell, Blood Sciences & CPP Estates
- 5th March: Renaker Design Team meeting
  - On site meeting with Stem Cell
- 10th March - On site department meetings:
  - Blood Sciences review
- 17th March – Blood Sciences and Transfusion review
- 19th March – Trust – Final wrap up session
- 17th April – On Site Decants meeting
- 29th April – Planning Pre application meeting at the Town Hall
- 7th May – On site Stage 2 design review
- 27th May – On site meeting with Renaker and the Trust
- 24th June – Renaker Stage 3 design review

Further Consultation & LPA Engagement Sessions

Christie Neighbourhood Forum:

The wider Wilmslow Road redevelopment was first introduced at the Neighbourhood Forum (attended by local Ward Councillors and local residents) on 17th January 2023. The Northern Pathology Development proposal was then introduced to the neighbourhood on 5th March 2024, and once again discussed in more detail on 3rd June 2025. Briefing correspondence were issued to Ward Councillor in advance of the Neighbourhood Forum meetings to outline the proposals for discussion and seek agreement to the proposed approach to consultation.

Manchester City Council Local Planning Authority:

Pre-application consultation with the Local Planning Authority has been undertaken in advance of the submission of the planning application as follows:

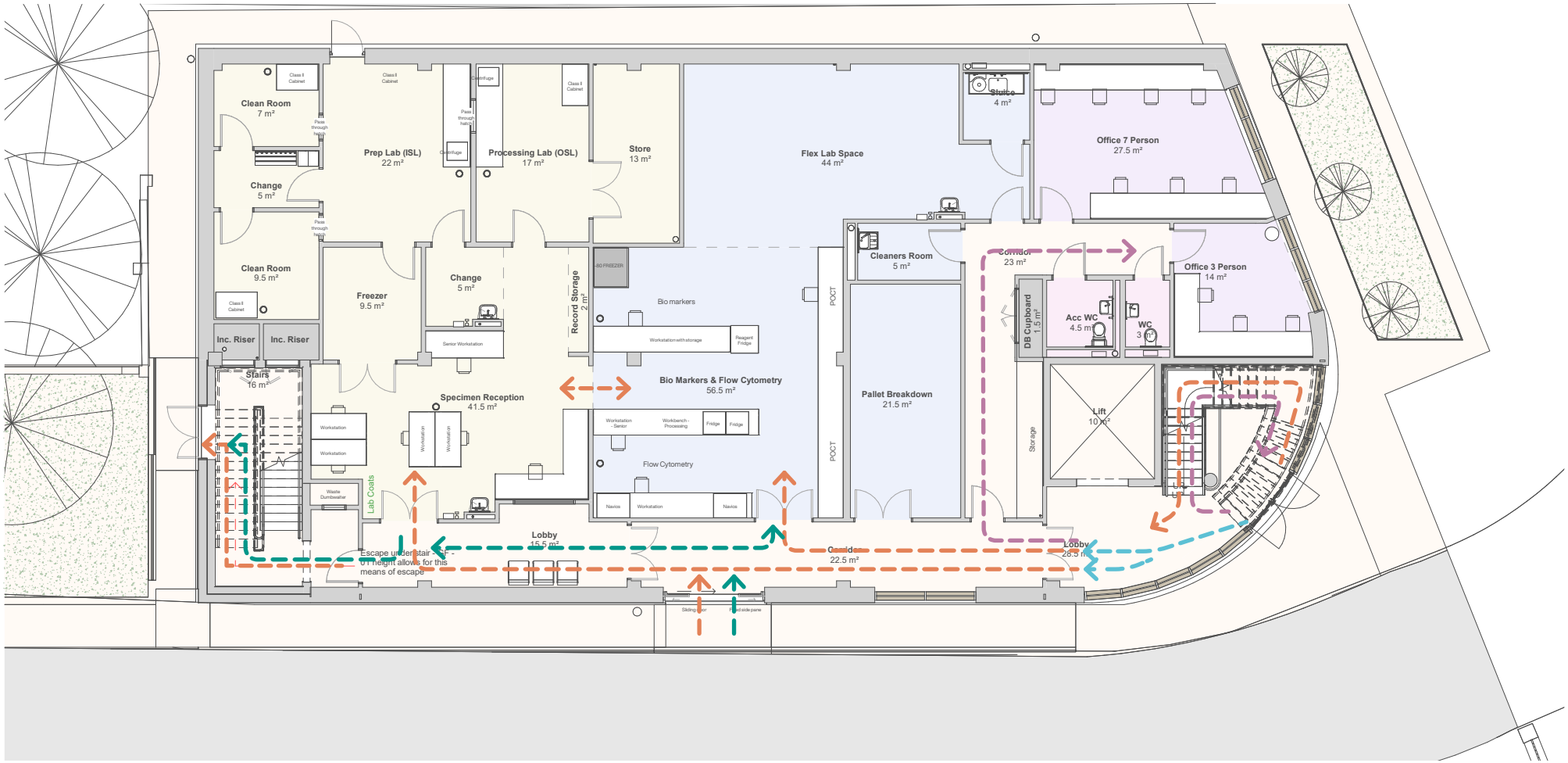
- 26th February 2024 - to agree the principal of the Proposed Development;

- 29th April 2025 - to present the final design prior to the submission of the planning application.

Further information on all pre-application consultation can be found in the Statement of Consultation submitted in support of the planning application.

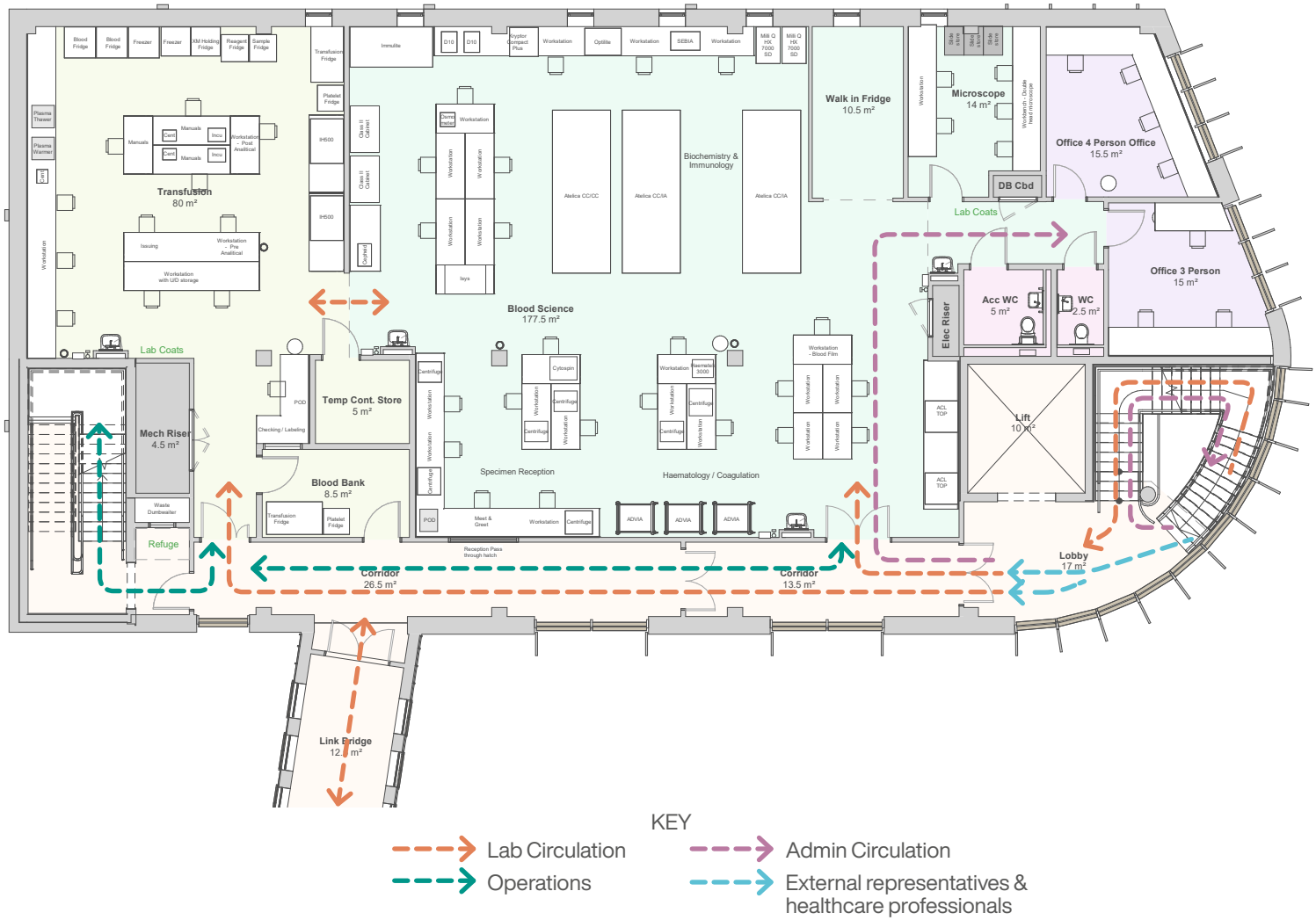
04 User Requirements

Key Connections & Circulation



04 User Requirements

Key Connections & Circulation



04 User Requirements

Key Connections & Circulation



KEY

- Lab Circulation
- Admin Circulation
- Operations
- External representatives & healthcare professionals

Site Analysis + Context

05

05 Site Analysis + Context

Proposed Site and Christie Ownership



Existing Christie's Ownership Boundary

Proposed Site Boundary

05 Site Analysis + Context

Site Photographs

1. View down Wilmslow Road looking towards the Main Christie Estate with Paterson in the background.
2. View of the existing Derek Crawther building from Wilmslow Road.
3. Existing Christie Building where proposed link bridge will connect into.
4. View down the existing Service Road. VIE tank to be moved as part of the proposal.



1



2





3



4

05 Site Analysis + Context

Conservation Area + Listed Buildings

The North West area of the site lies on the boundary of the conservation area, the proposal for this section of land is to introduce hard landscaping to enable servicing of the proposal. The area is currently used as the main service road, the hospital is a highly serviced acute healthcare site, therefore the aim is to improve this area to assist with access for specialty equipment and disposing of contaminated waste.



1 The Red Lion



2 Milestone adjacent to Withington Fire Station



3 Church of St Pauls



4 Stone Piers outside former White Lion

5 Former White Lion Public House



6 456 Wilmslow Road (Pampers)



7 Former National Westminster Bank

Proposed Site

Conservation Area



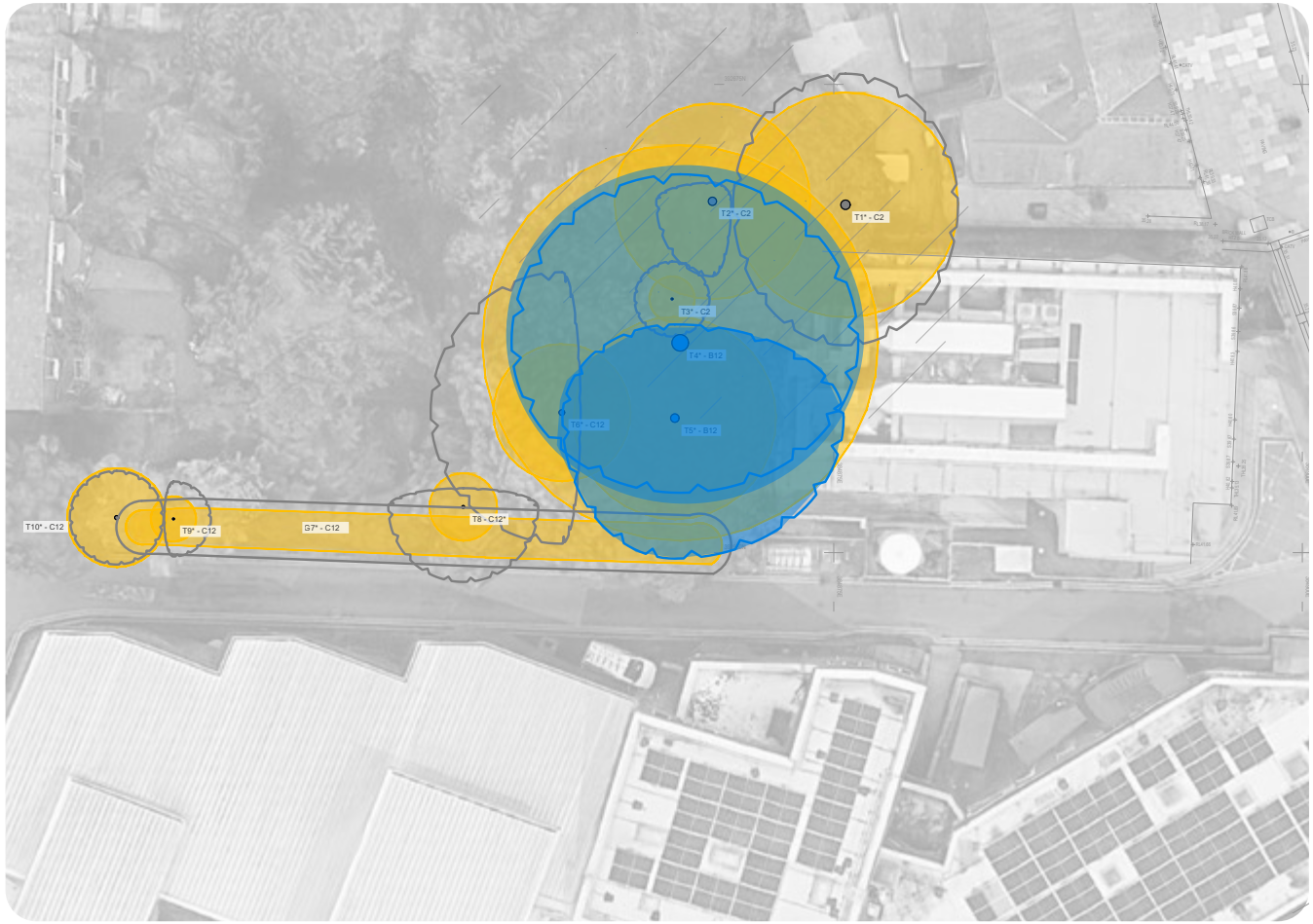
05 Site Analysis + Context

Tree Constraints Plan

There are a mix of Category B and C trees adjacent to the site. The proposal will retain all Category B trees and the majority of Category C trees but would look to lose the low grade vegetation to enable servicing access to the proposal.

There is an exercise being undertaken to explore the wider site for reprovision of bio-diversity

The tree root protection areas are within the site boundary, a solution to put foundations in this area without disrupting the roots has been sought



Retained:

Category B - Trees of moderate Quality and Value

Category C - Trees of Low Quality and Value

Removed to enable service access:

Category C - Trees & Vegetation of Low Quality and Value

Root Protection Areas

Trees Shading Constraints

Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.

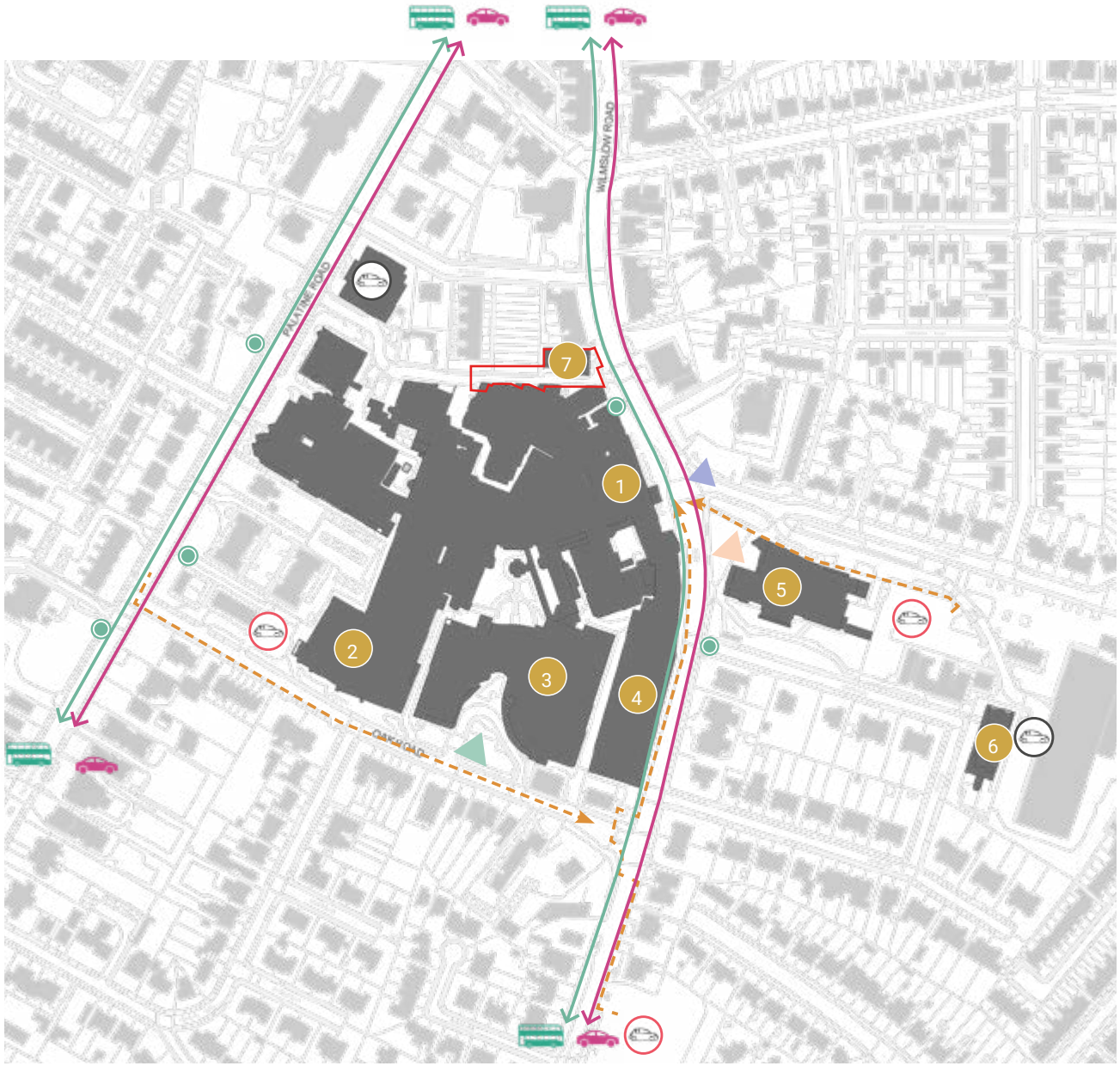
05 Site Analysis + Context

Local Site Analysis

Key

- Site
- The Christie ownership
- Main Entrance and Drop Off zone
- Outpatient / Holt Entrance
- MCRC Entrance
- Staff Car Parking
- Staff/Visitor Car Parking
- Primary Vehicular route
- Bus Route
- Bus stop
- Pedestrian Route

1. Existing Block 19, 20 & 21
2. Proton Beam Therapy Centre
3. Oak Road Treatment Centre
4. Paterson Building Redevelopment
5. Manchester Cancer Research Centre
6. Maggies Centre
7. Derek Crowther



N

05 Site Analysis + Context

Typology

Key

Site

The Christie ownership

Residential
Low rise 2/3 storey

Commercial/private businesses
Low rise 2/3 storey

Nursery

Surrounding the hospital is a mixture of residential and commercial buildings, however the majority is low rise 2-3 storey buildings.

The Christie hospital itself is varied in height after several refurbishments and new buildings have developed over the years to support the growing clinical demand. The largest of all is the most recent development of the Paterson Building which is located next to the recently approved ASICs development. The Paterson, ASICs and NPD buildings will form a new street frontage for the Christie Hospital on Wilmslow Road.

This context will assist in forming the scale and massing of the new development.



N

05 Site Analysis + Context

Solar Analysis

Key

- Site
- The Christie ownership
- Sun Position
- Sun Path
- Sunrise
- Sunset

The site benefits from a great amount of natural daylight as it is north-east facing which can be utilised in the design. However, careful consideration will also need to be given to the solar shading design to ensure the building does not overheat.



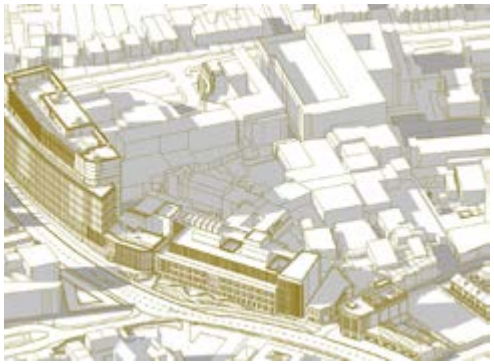
N

Mapping information sourced from www.suncalc.org

05 Site Analysis + Context

Solar Analysis - Shadow Diagrams

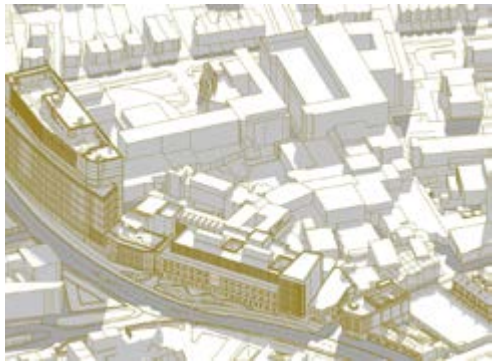
Spring Equinox - 20 March



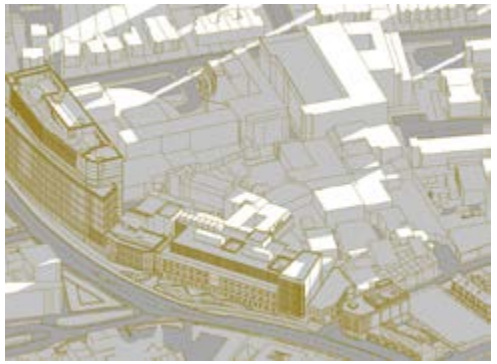
9AM



12PM

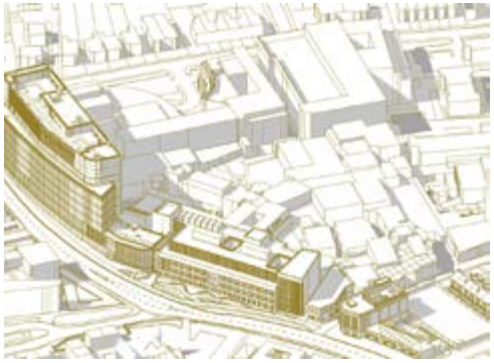


3PM

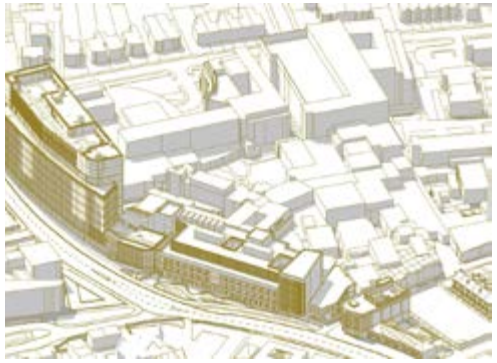


6PM

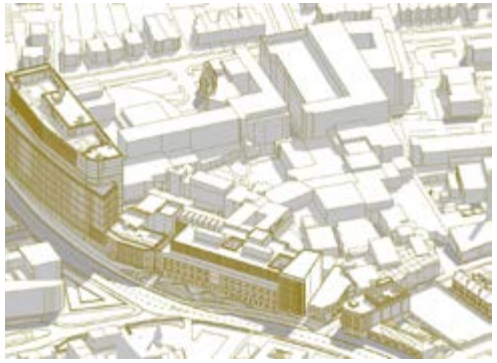
Summer Solstice - 21 June



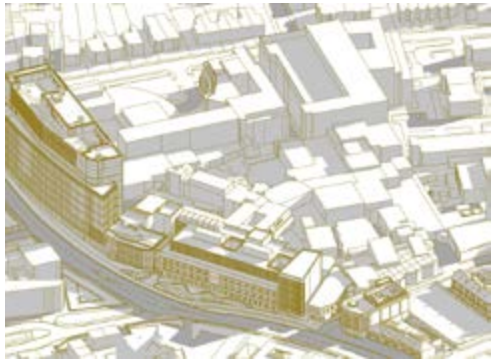
9AM



12PM



3PM



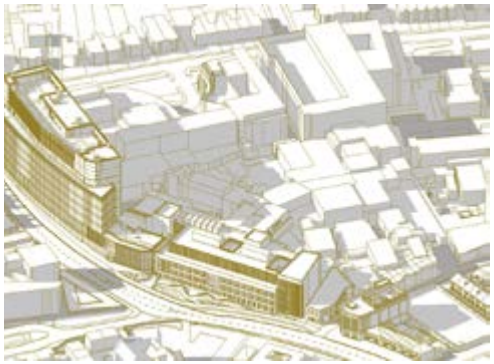
6PM

Note: Solar study images show proposed ASICs scheme to be completed as part of wider The Christie estate (planning approval received).

05 Site Analysis + Context

Solar Analysis - Shadow Diagrams

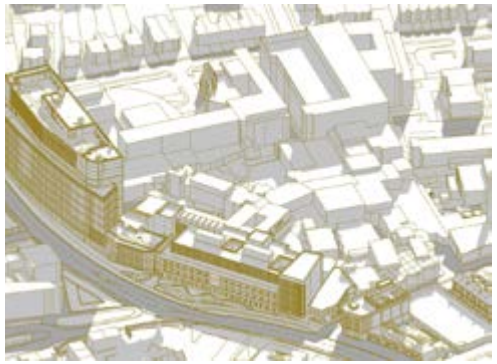
Autumn Equinox - 20 September



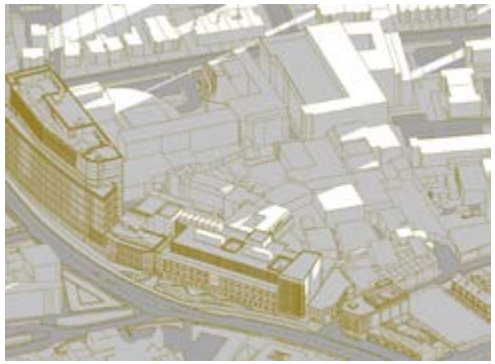
9AM



12PM

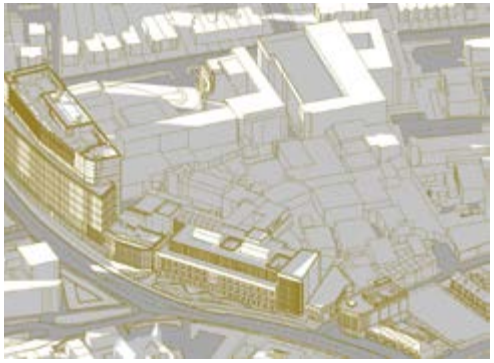


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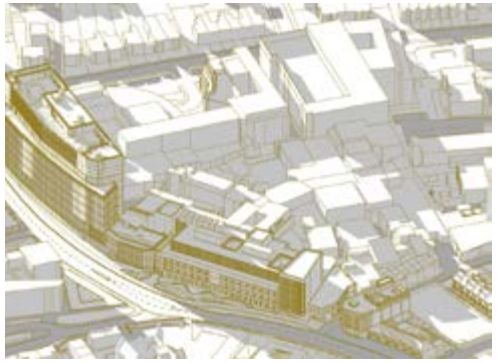


6PM

Winter Solstice - 21 December



9AM



12PM



3PM



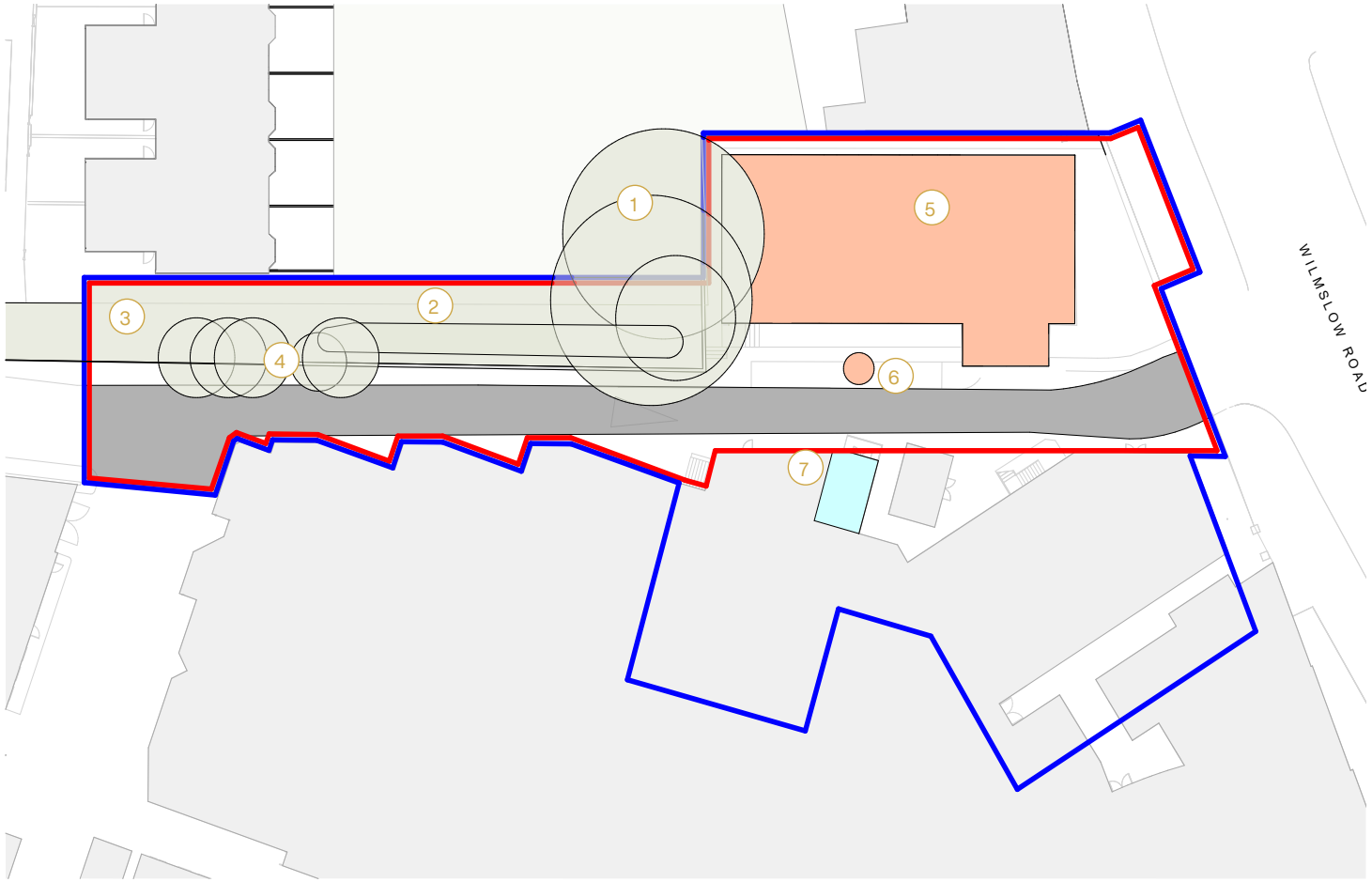
6PM

Note: Solar study images show proposed ASICs scheme to be completed as part of wider The Christie estate (planning approval received).

05 Existing Site + Implications for Proposals

Existing Site Plan

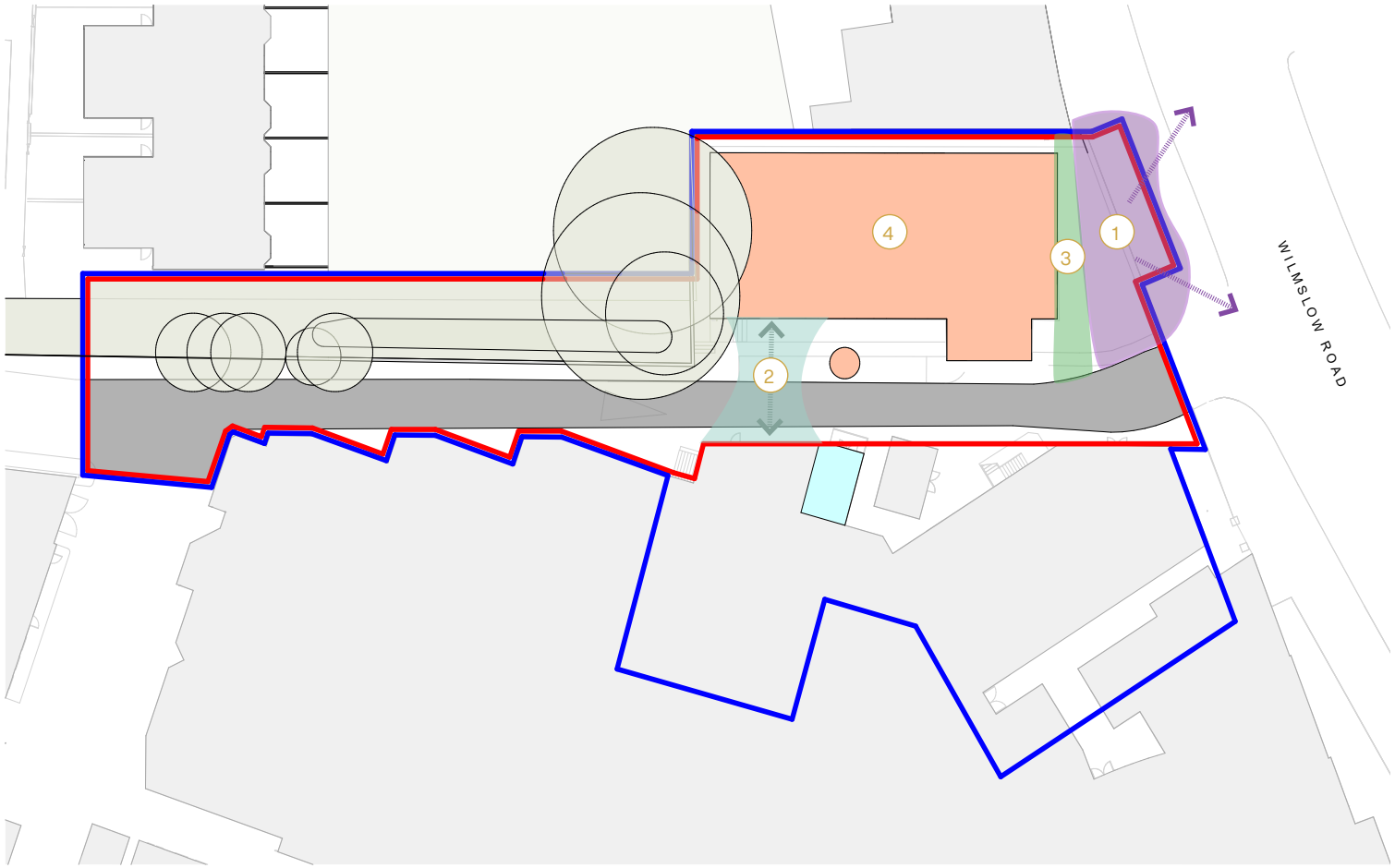
1. Category B trees and root protection zones overlap with proposed building area - consideration required when designing foundations
2. Ground levels reviewed and amended to suit layby required for vehicular servicing the proposal
3. North area of the site within Christie's ownership but also within the boundary of the conservation area
4. Removal of low-grade vegetation and low-grade Cat C trees - currently reviewing biodiversity net gain to find a suitable area for relocation within site



5. Users within existing building to be relocated - The Christie NHS Trust to decant staff
6. Existing VIE tank (for stem cell use) to be relocated prior to commencement of site clearance
7. Area within existing The Christie estate where link bridge connects to be vacated prior to construction - The Christie NHS Trust to decant area

05 Existing Site Opportunities

Existing Site Plan



1. Active frontage
2. Connection to main building
3. Introduce soft landscaping to street elevation
4. Removal by condition discharge pursuant to 123630/FUL/2019to be replaced with new high quality facility

05 Existing Site Opportunities

Existing Site Elevations



Existing Site Elevations along Wilmslow Road



Existing Site Elevations along the Christie Hospital access road

05 Planning Policies

Relevant Planning Policies

There are several relevant Planning Policies that the proposal will take into consideration. This section details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC Strategic objectives. Detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within the Planning Statement submitted in support of the application.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: *"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".*

Places For Everyone Joint Development Plan:

Places For Everyone Joint Development Plan (2024)

The Places For Everyone is a joint development plan for Bolton, Bury, Manchester, Oldham, Salford, Thameside, Trafford and Wigan. The publication was first issued in 2021, derived from the Greater Manchester Spatial Framework.

The key Core Strategy policies that have been considered are as follows:
- Policy JPStrat2 (City Centre);
- Policy JP-S1 (Sustainable Development);
- Policy JP-S2 (Carbon and Energy);
- Policy JP-P1 (Sustainable Places);
- Policy JP-P2 (Heritage);
- Policy JP-P6 (Health);
- Policy JP-S5 (Clean Air);
- Policy JP-C1 (An Integrated Network);
- Policy JP-C3 (Public Transport);
- Policy JP-C5 (Streets for All);
- Policy JP-C6 (Walking and Cycling);
- Policy-G2 (Green Infrastructure Network);
- Policy-G6 (Urban Greenscape); and
- Policy-G8 (Net Enhancement of Biodiversity and Geodiversity).

Adopted Manchester Local Development Plan:

Manchester Core Strategy (2012)
The Core Strategy was adopted on 12 July 2012. It sets the overall strategic direction for planning in Manchester over the plan period from 2012 to 2027. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities.

The key Core Strategy policies that have been considered are as follows:
- Policy SP 1 (Spatial Principles);
- Policy EC 1 (Employment and Economic Growth in Manchester);
- Policy EC 2 (Existing Employment Space);
- Policy EC 9 (South Manchester);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN 3 (Heritage);
- Policy EN8 (Adaption to Climate Change);
- Policy EN9 (Green Infrastructure);
- Policy EN14 (Flood Risk);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN17 (Water Quality);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN 18 (Contaminated Land and Ground Stability);
- Policy DM 1 (Development Management);
- Policy CC9 (Design and Heritage);
- Policy T1 (Sustainable Transport); and
- Policy T2 (Accessible Areas of Opportunity and Needs).

Saved Policies of the UDP (1995)

The UDP was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced, however, several polices were saved on 11 July 2012 and remain extant.

The Saved UDP Policies that have been considered are as follows:
- DC18.1 (Conservation Area);
- DC19.1 (Listed Buildings);
- DC26 (Development and Noise); and
- WB2 (Employment and Economic Development).

Local Development Framework (LDF)

The Local Development Framework (LDF) is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. To date the Core Strategy DPD has been adopted by MCC.

Within this context, the Development Plan comprises:
- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- GMCA Places for Everyone (2024);
- Saved Policies of the Manchester UDP (2005);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

The following published policy, executive reports and guidance documents are of material considerations relevant to the Proposed Development:
- National Planning Policy Framework (NPPF) 2024;
- Planning Practice Guidance;
- GMCA Net Zero Design Guidance (2025);
- Guide to Development in Manchester (2007);
- Design for Access 2 (2003);
- Manchester Climate Change Framework 2020-2025 (2020);
- GD04 Waste Storage and Collection Guidance for New Developments;
- The Christie Hospital SPF (2014); and
- Our Manchester Strategy (2016-2025);

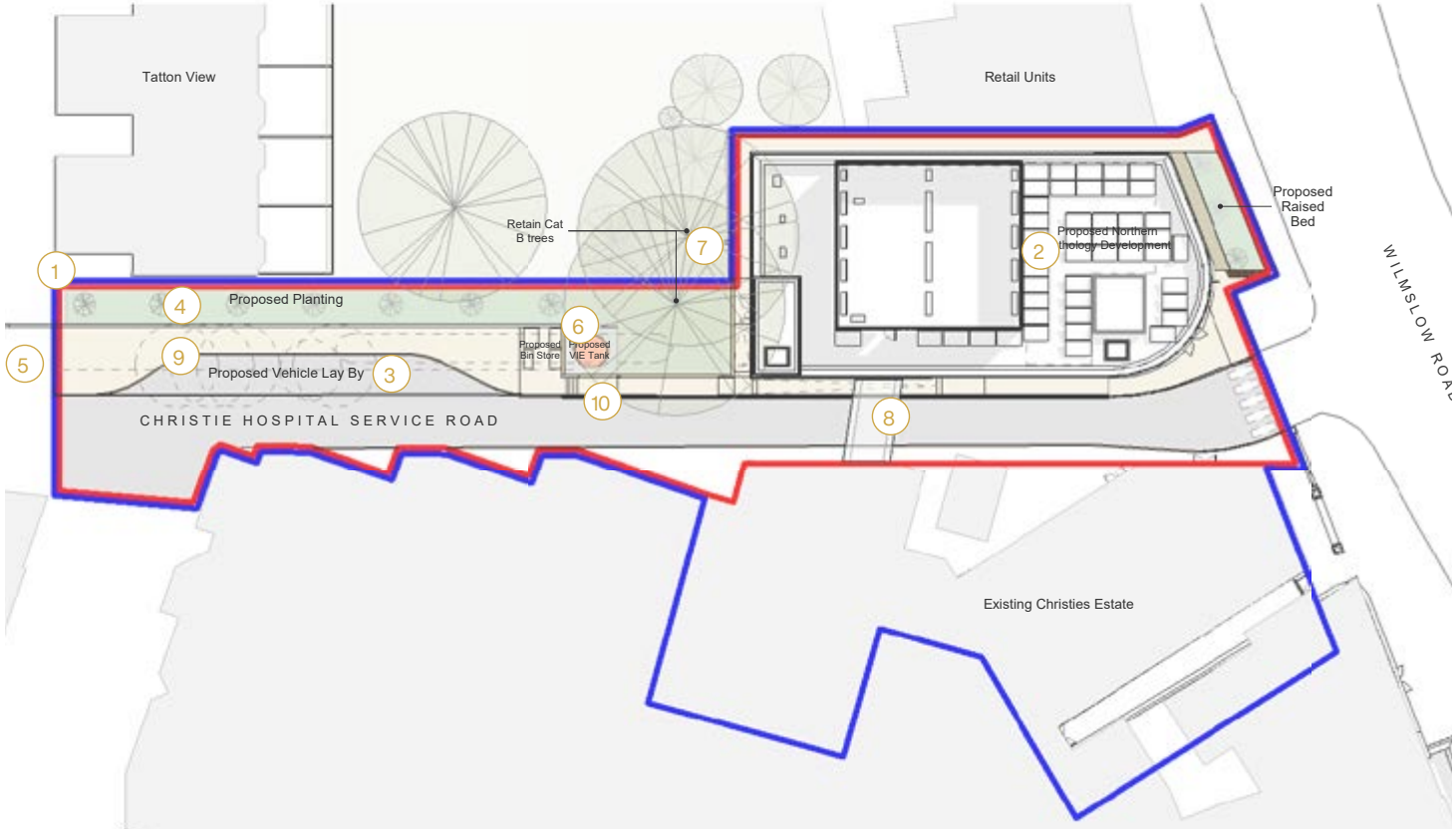
Proposed Site

06

06 Proposed Site

Proposed Site Plan

1. Site Boundary
2. Proposed Building Footprint
3. Amend ground level to form lay-by for servicing the proposed building i.e. bin store, new equipment
4. Small retaining wall/grass verge to be formed to create buffer between road edge and existing dwellings north of the site, high quality new planting to support biodiversity net gain
5. Partial removal of existing brick wall/fence

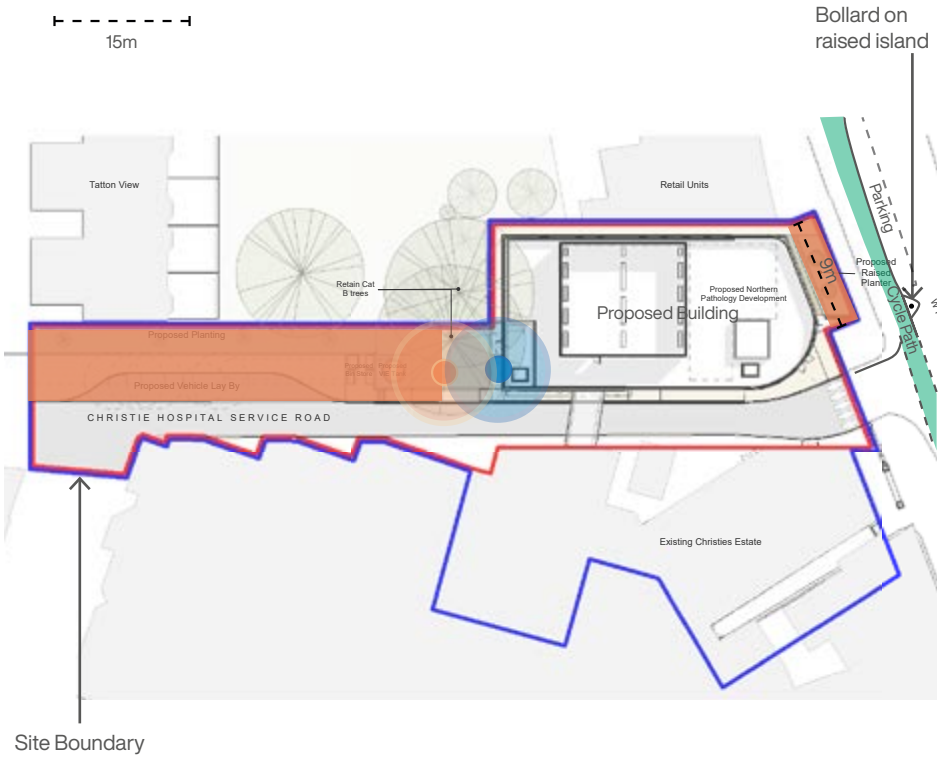


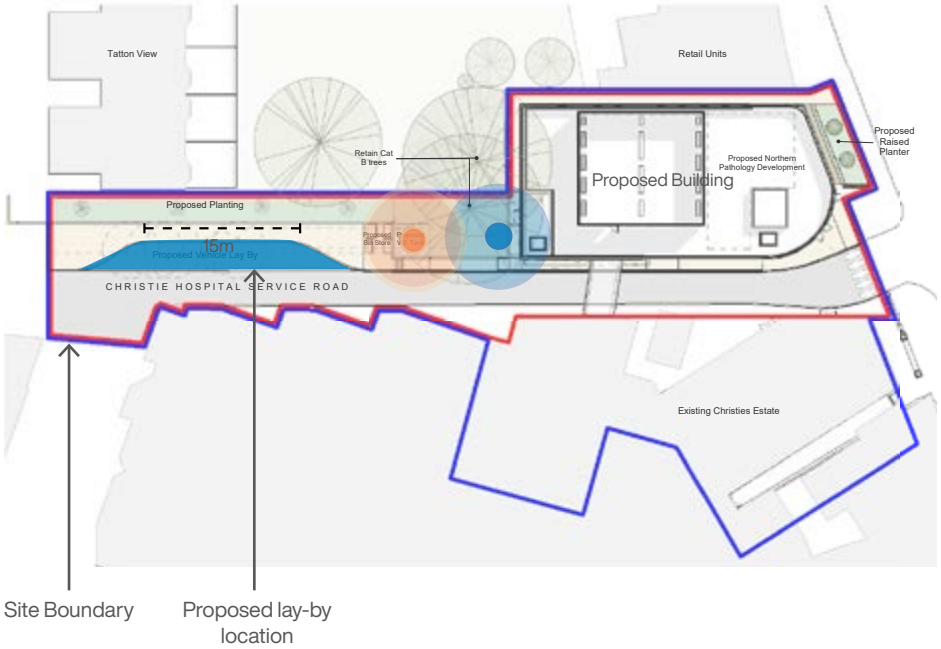
6. Proposed bin store and relocation of VIE tank. Tank to be set back further from the road than existing location to reduce risk of vehicular collision
7. Category B trees to be retained and trimmed back
8. Link bridge from first floor into existing Christie estate. Min. 5m clearance under bridge to ensure access of delivery and maintenance vehicles
9. Removal of low grade vegetation
10. Ramps to be created to ensure level access / egress from the proposal in line with regulations

06 Proposed Site

Lay-by Location

New layby required for deliveries with a minimum size of 15m, in close proximity to deliveries entrance.





Available external site area

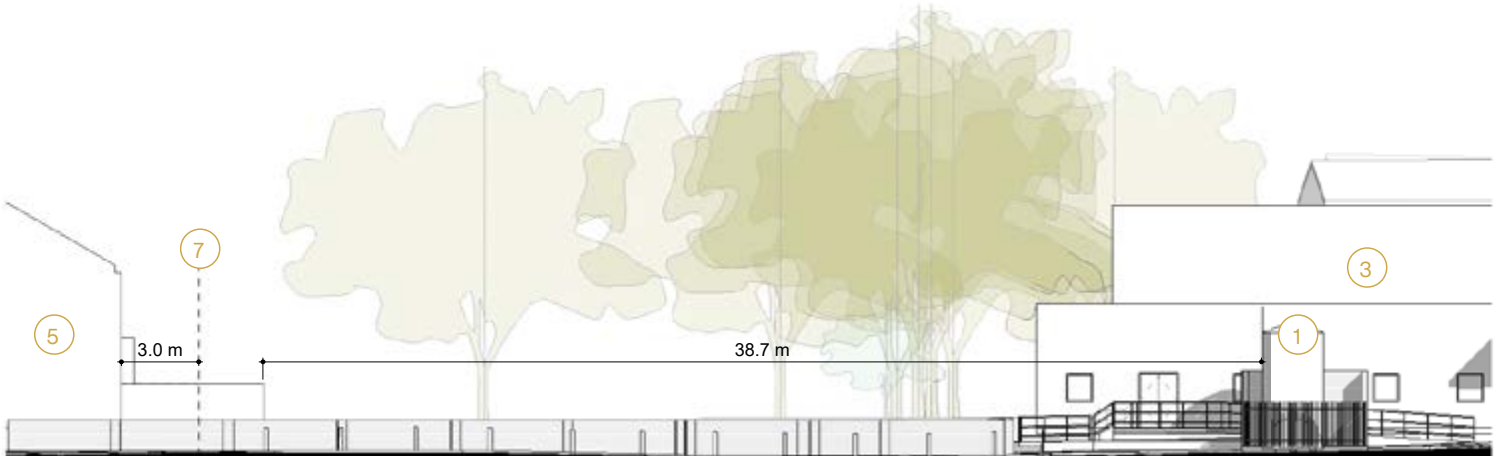
Location of service access

Location of nitrogen tank (service access required)

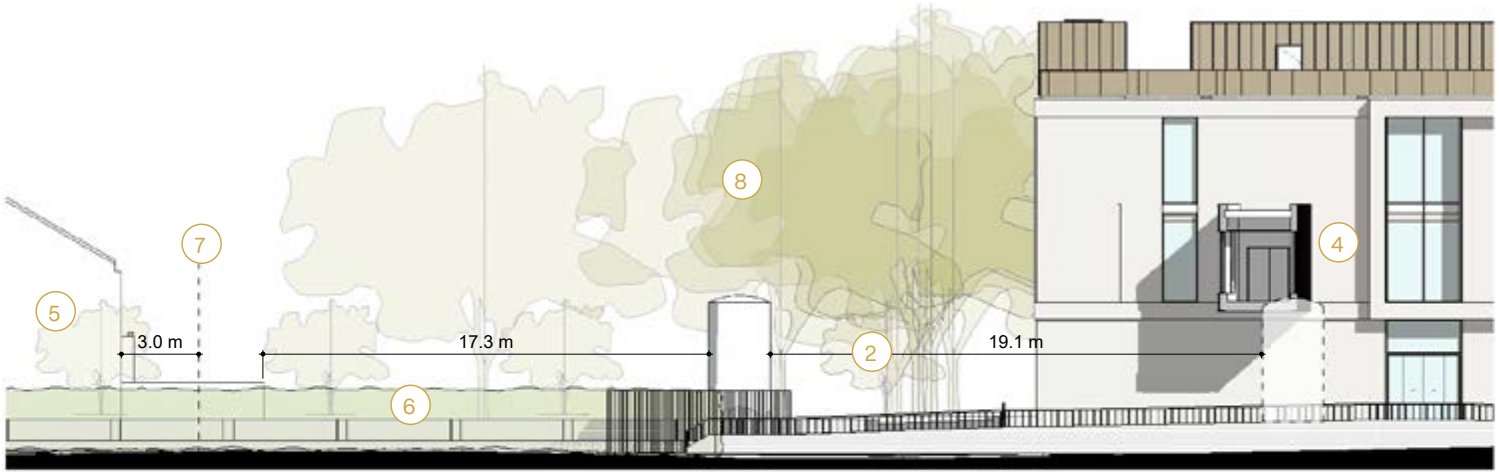
06 Proposed Site

Tank Location

1. Existing tank location
2. Proposed tank location
3. Existing building
4. Proposed building
5. Adjacent housing
6. Proposed planting barrier
7. Minimum distance for tank from residential buildings (3m)
8. Retained trees to provide visual screening



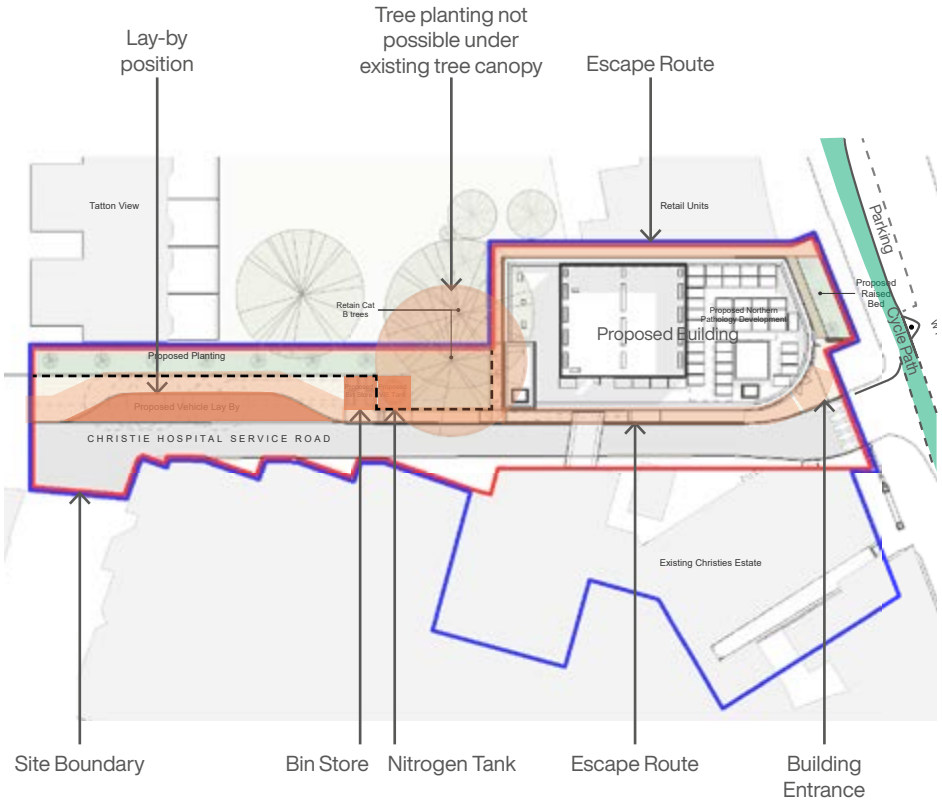
Existing Tank Location

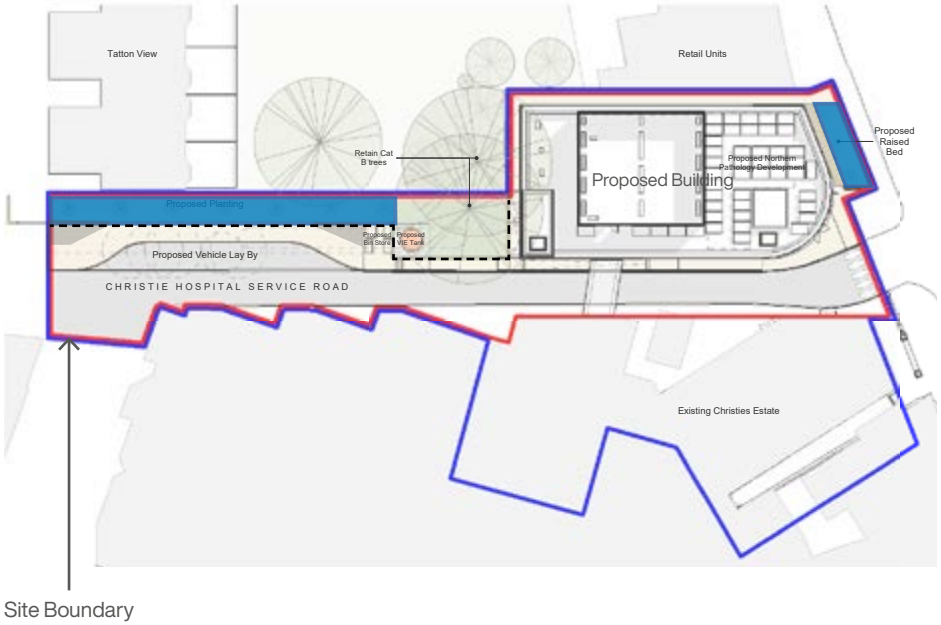


Proposed Tank Location

06 Proposed Site

Planting Location





Site area unavailable for planting

Site area required for access

Retaining wall to raised bed

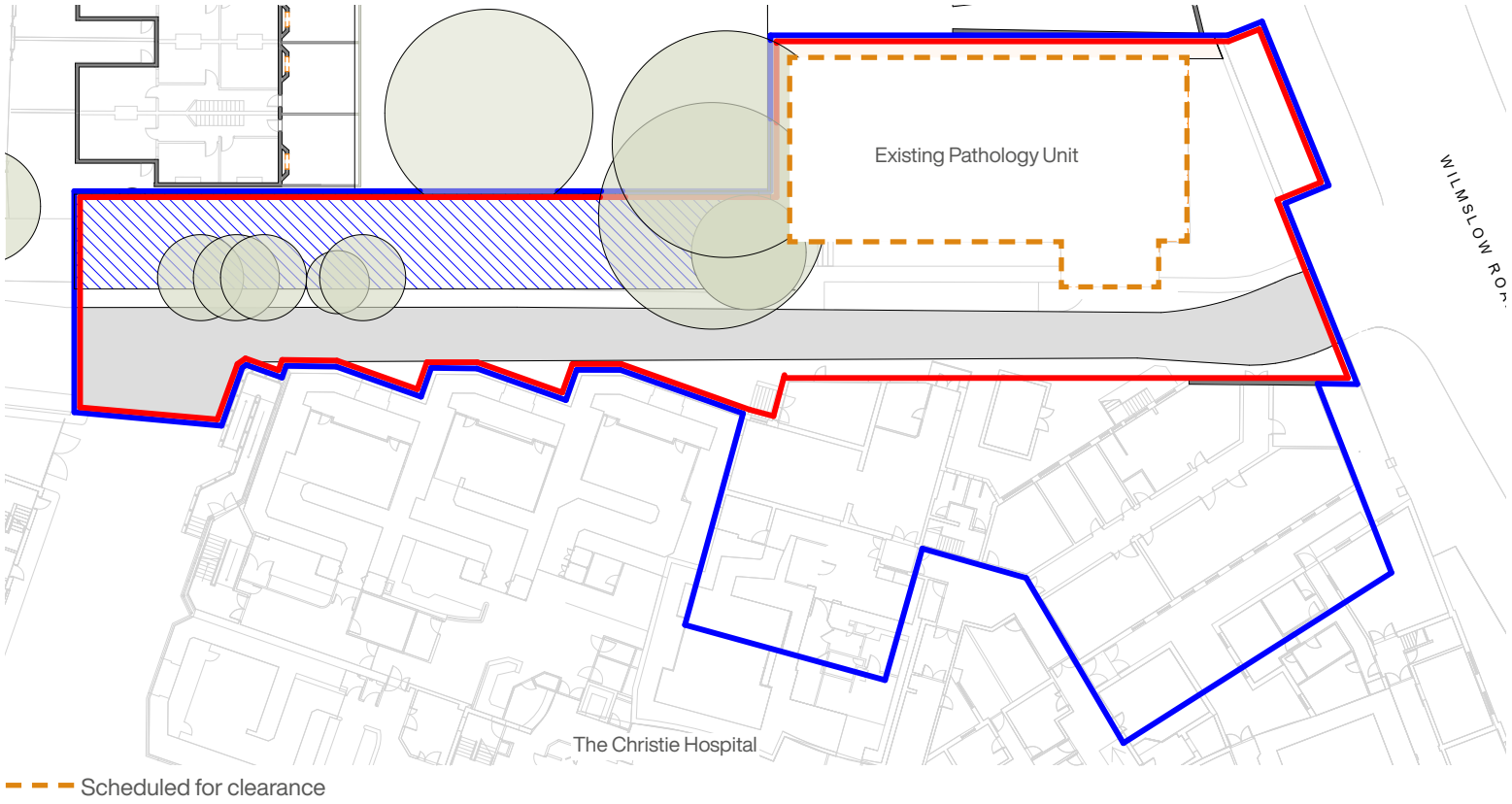
Site area available for tree planting

Remaining site area

Enabling Works

07

07 Site Clearance Conditions via Discharge



07 Enabling Works

Note: Decant Works to be undertaken by The Christie Trust. Schematic diagrams shown to highlight works to be undertaken before demolition can begin.

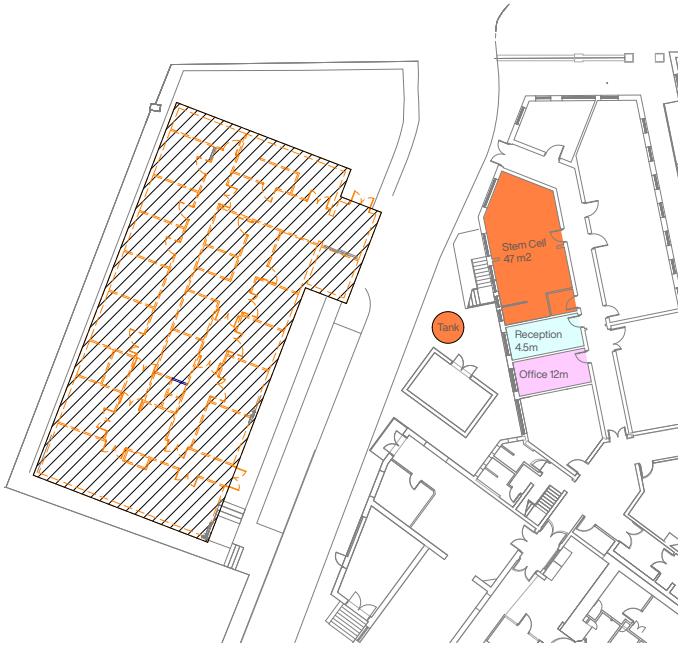
Enabling Works Diagrams



01 Existing Ground Floor area highlighted to be decanted, The Christie Trust to confirm relocation area of current workshop/office staff.



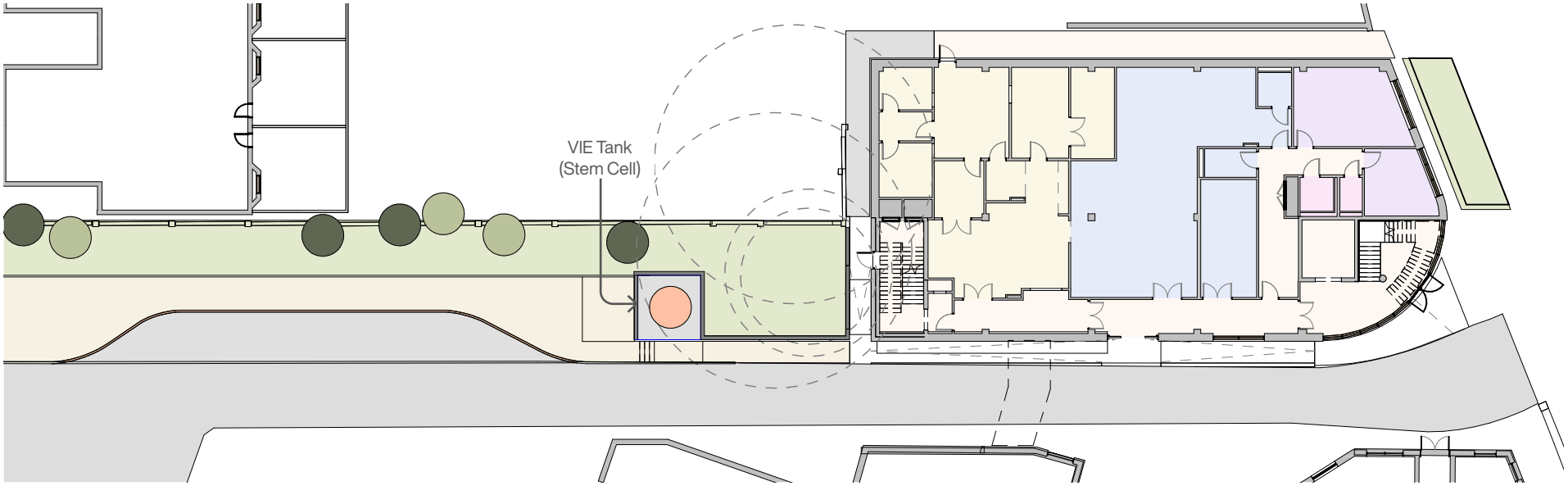
02 Proposed Temporary Ground Floor Plan for Stem Cell and External Tank to allow for site clearance.



03 Site clearance via condition discharge.

07 Enabling Works

Note: Decant Works to be undertaken by The Christie Trust. Schematic diagrams shown to highlight works to be undertaken before demolition can begin.



Proposed Site Plan with external Stem Cell Tank location. Stem Cell to be relocated to new facility and external tank to be emptied and repositioned as shown.

Access & Maintenance

08

08 Access & Maintenance

Access to Site



Access Policy:

The proposed development aims to be of inclusive design and will not create environmental barriers to employment, services, education or public transport. The overall design will be informed by Approved Document M (2015), BS8300 (Design of an accessible and inclusive built environment) and accredited service specific guidance. The new development has been designed so that it is accessible to all patient groups whilst maintaining their safety, security and privacy and dignity.

Pedestrian access to the Site:

Staff and Visitor approaches to the site has adequate surface and materiality whilst ensuring suitable gradients of approaches, in line with Approved Document M.

Access to the new development:

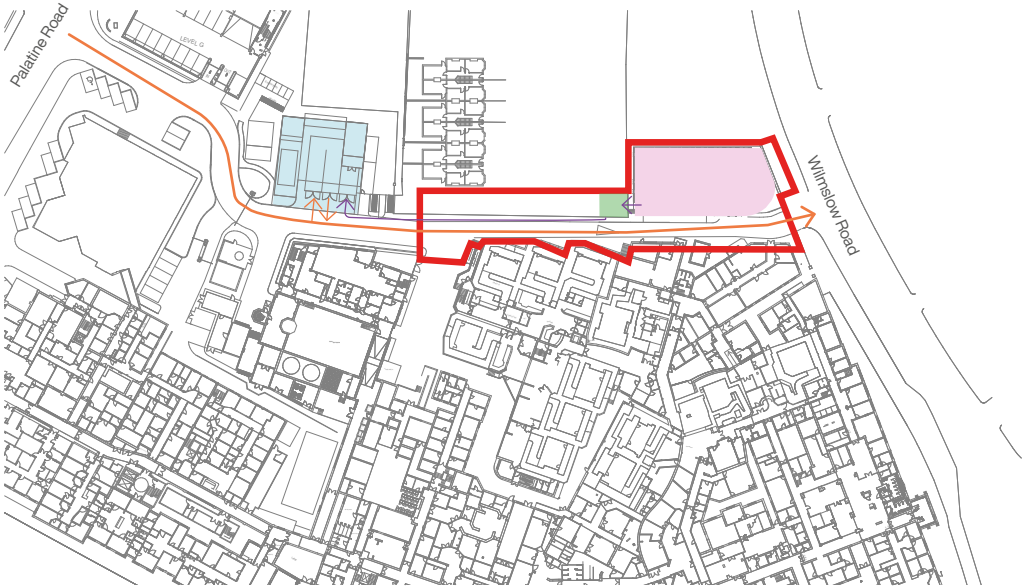
Staff and Visitor access to the new proposal is via the street entrance on Wilmslow Road, with a direct internal link to the main Christie hospital via a link bridge at first floor level. The corridor widths internally are in line with Health Building Note 00-04 guidance in high traffic areas, in order to ensure ease of access and manoeuvrability for trolleys and staff with varying degrees of mobility disabilities. The new facilities have been designed to comply with HBN 00-04 and Approved Document Part M where required.

Escape

The Fire Consultant proposal utilises a horizontal means of escape fire safety strategy (as recommended in HTM 05-02) to ensure the safety of patients and staff. If a building exit is not within a suitable travel distance then the proposed compartments and sub-compartments will provide the same level of separation by a fire resisting barrier protecting occupants from fire and smoke.

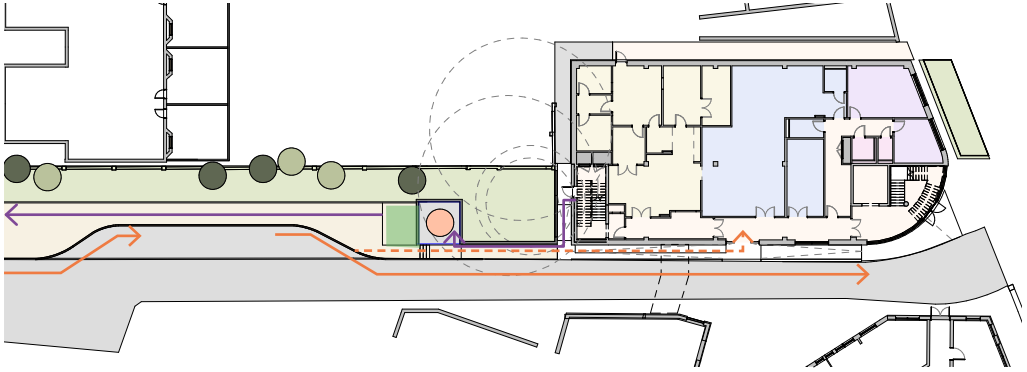
08 Access & Maintenance

Vehicular Access & Refuse/Delivery Strategy



LEGEND

- Site boundary line
- Other land owned by the Trust
- Proposed new development
- Existing building
- Location of existing external waste storage compound
- Location of proposed external bin store
- Internal & external waste removal route
- Serivice access route



Proposed Refuse Storage & Collection Strategy

Vehicular Access

The proposed development comprises of the decant and relocation of existing facilities at the Christie Hospital and will not result in any material net increase in patients or staff to the Christie Hospital in Withington.

As such, the proposed development will not create any material net increase in resultant trips to the Christie Hospital. No additional car parking or cycle parking is therefore proposed as part of the Proposed Development as the existing supply is considered sufficient to meet the proposed trip requirements.

Waste and Refuge Strategy

The waste and refuge strategy for the new development will maintain the same procedure and access routes as the current hospital. Internal clinical and general waste created within the new department will be stored locally within the new external bin store for regular collection, and when collected it will be taken externally to the secure external waste storage compound via the existing service road. Refuge vehicles will collect waste from the external storage compound utilising the existing one-way road system, entering from Palatine Road and exiting on to Wilmslow Road.

Deliveries for the proposed area will also follow the existing protocol. Unloading and loading will take place within the proposed services lay-by, entering the building via the rear services entrance.

Refer to the Operational Waste Management Strategy for further details.

08 Access & Maintenance

Health & Safety CDM

Cleaning and Maintenance Access

A safe and considered approach has been taken to the ongoing maintenance of the new development. A clear path has been retained in front of the windows along the main elevation, and parapets with a minimum of 1000mm have been included within the design.

Key:

- Windows and brickwork to be cleaned with a 'Reach & Wash' Pole within clear paving area where possible
- Windows and brickwork to be cleaned via MEWP access
- Minimum 2m offset from building for cleaning maintenance
- Plant location
- Parapet at 1100mm high for roof maintenance
- Acoustic Screening
- Access routes through floor levels
- Solar PVs & plant maintained via fall prevention system



Design Concepts

09

09 Design Concepts

Existing Christie Materiality









Dark Zinc Cladding / Linear Elements

Proton Beam Therapy Centre // HKS



Vertical Aluminium Fins / Curtain Walling

The Paterson Building // BDP Architects



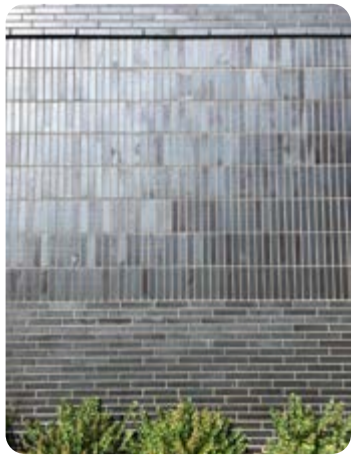
Bronze Cladding / Curved Form

Oak Road Patient Treatment Centre // AFL Architects

09 Design Concepts

Proposed Materiality Precedents







Expression of Bays

Patient Hotel // 3XN

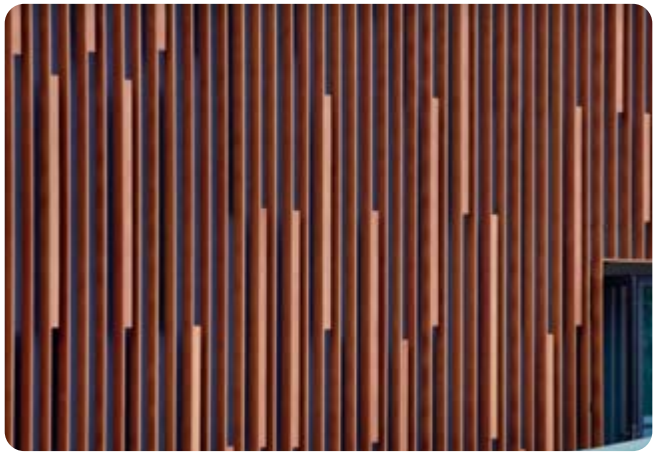






Prominent Sense of Verticality

The Zayed Centre for Research into Rare Disease in Children // Stanton Williams







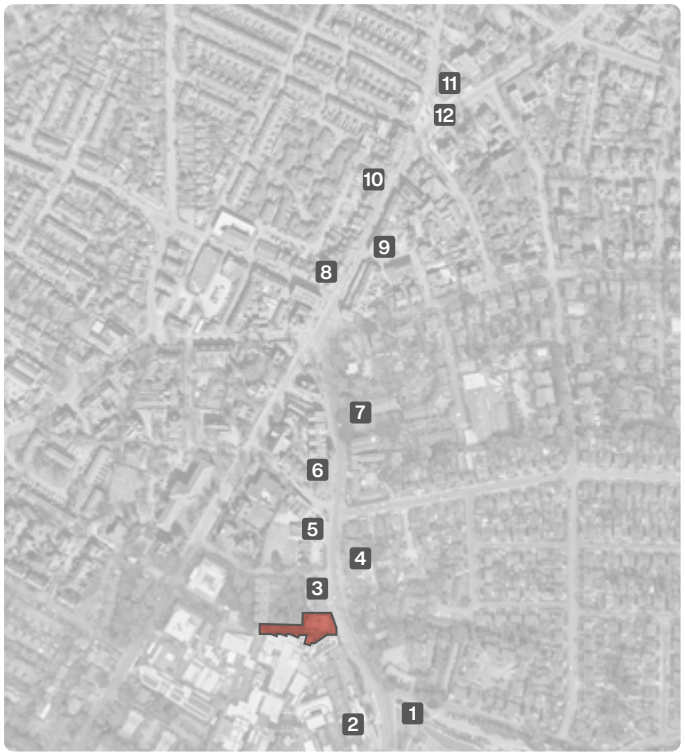
Continuation of Verticality

CVIC Gallery // Studio Link-Arc

09 Design Concepts

Conservation Area Materiality

The immediate surrounding context to the site includes the Christie campus, various small shopfronts and the Red Lion pub. Further into the Withington Conservation area features Withington Library, Withington Methodist Church and the shopfronts of the local high street.



Proposed Site



1 Manchester Cancer Research Centre



2 The Paterson Building



3 Shopfronts on Wilmslow Rd



4 Shopfronts on Wilmslow Road



5 The Red Lion



6 The Turnpike



7 Social housing



8 Shopfronts on Wilmslow Road



9 Restaurant



10 The Victoria



11 Withington Library



12 Rutherford Place

09 Design Concepts

Materiality Elevation Study



Brickwork



Glazing





Cladding



Solar Shading

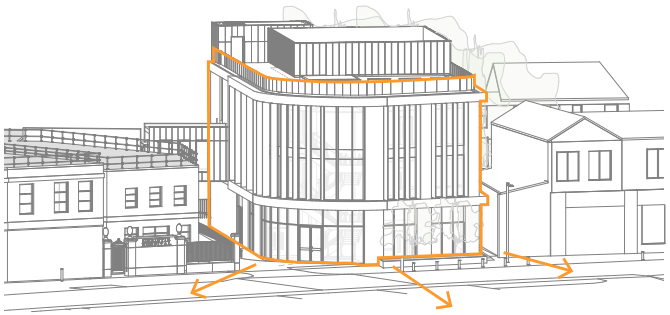


Design Development

10

10 Design Development

Illustrating Design Considerations



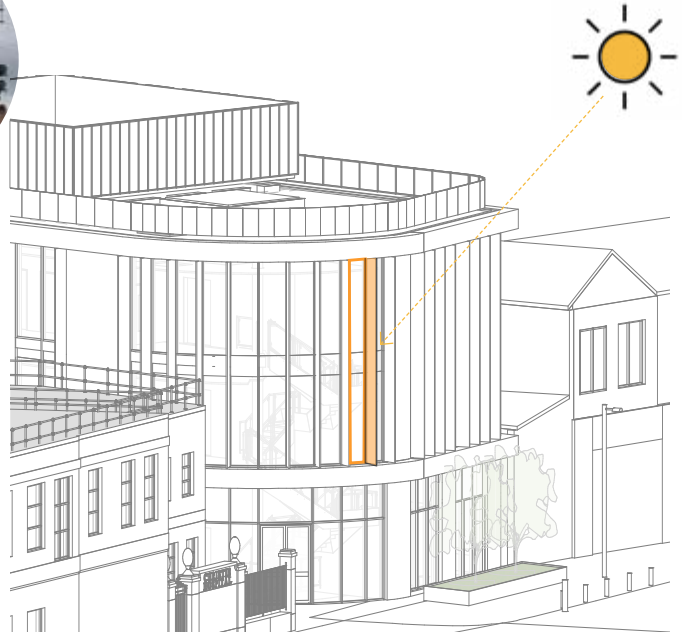
Active Frontage along Wilmslow Road

Due to the prominence of the site fronting Wilmslow Road, the design is more detailed and of a higher quality materiality along this frontage. This helps to compliment the existing high quality estate within the Christie, whilst establishing its own identity through expression of facade.



Bay style proportions reflective of surrounding domestic context

A uniform facade drawing reference has been taken from the surrounding domestic context. The design references the verticality of the glazing proportions to relate to the more domestic context.



Depth of bay projections to provide solar shading and privacy from Wilmslow roads at all levels

The fins across the curtain walling not only address the active facade consideration for Wilmslow Road, but also act as a solar shading provision for the internal accommodation. The design provides an element of privacy for the user from the busy Wilmslow Road with the windows set back and the aluminum projecting profiles creating a privacy from various angles along the road. This was enhanced following discussions with the council.

10 Design Development

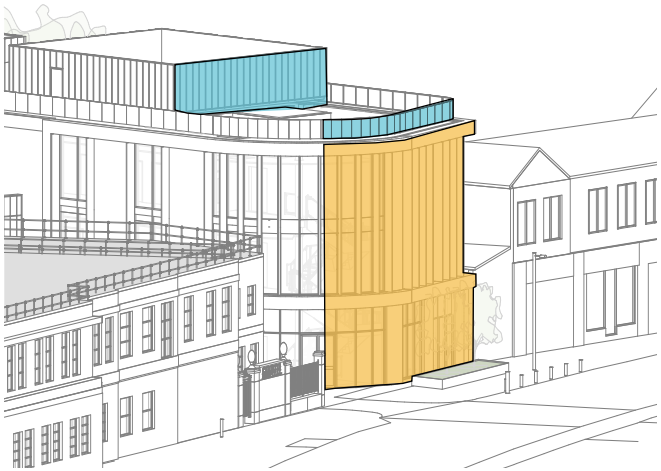
Illustrating Design Considerations



Read as 3 Storey Mass

The facade looks to address Wilmslow road as a 3 storey facade which ties in to the proportions of the facing ASICs building and its neighbouring domestic context. The initial proposals consisted of 4 storeys, the top floor being entirely plant, this was amended following public consultations to reduce the impact of the building on the street frontage.

To alleviate the plant accommodation being read as an additional mass, the facade steps in at roof level on all sides, and has been clad in bronze cladding to maintain aesthetics. This means that from street level the visiblity of the rooftop plant is minimal.

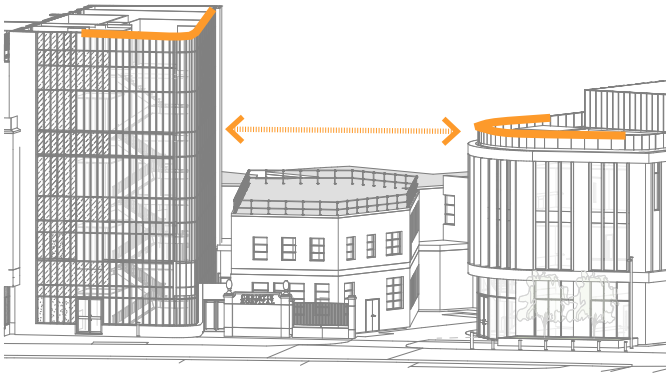


Primary & secondary facade considerations

Primary facade Secondary facade

The primary facade highlighted above considers the areas of the proposal which will deliver a high quality of detail and material palette as these are the most prominent façades. This has been designed to reflect the materiality of the ASICs building to provide visual continuity along Wilmslow Road.

Following discussions with the council, the secondary façades will maintain the colour palette of the primary facade, continuing the quality of aesthetic to maintain an attractive appearance throughout the elevation.



Bookend from approach via Wilmslow Road

The southeast curved facade is designed to reflect the facing corner of the ASICs proposal. This design mimicry visiually reinforces the relationship and connection between the two buildings.

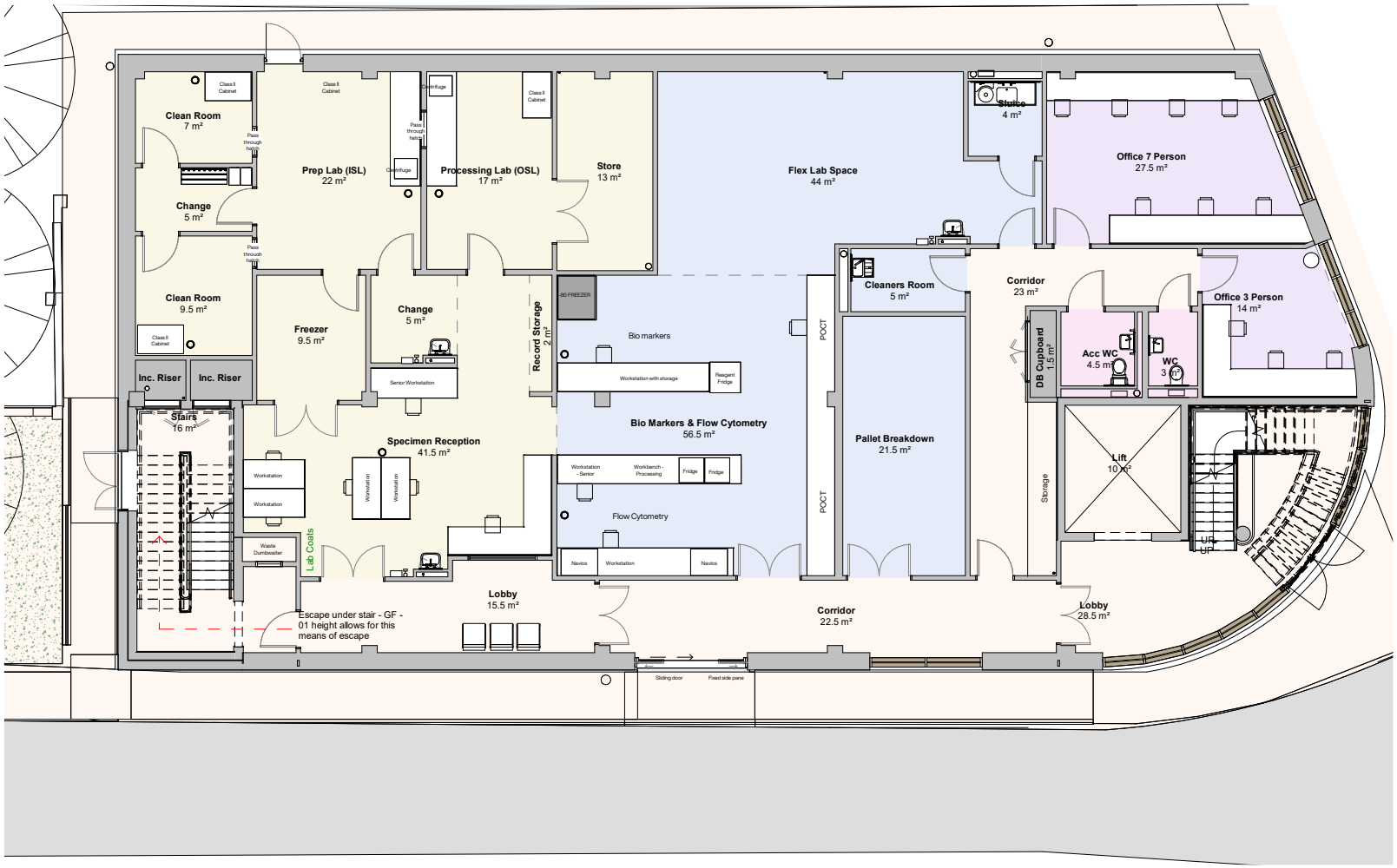
Proposed Design

11 Proposed Design

Level 00 | Proposed GA Plan

Ground Level

The ground floor of the proposal consists of the main entrance lobby and circulation stair with an access-controlled corridor leading to the colocated stem cell, biomarker and flow cytometry departments, as well as as flexible lab area for future expansion. There are offices situated to the front of the building for department heads and admin staff. At the rear of the building is a secondary stair providing service access and an alternative fire escape.



- Stem Cell
- Admin
- Staff Facilities
- Circulation
- Ancillary

11 Proposed Design

Level 01 | Proposed GA Plan

First Floor Level

The first floor consists of the colcated transfusion and blood sciences departments, including a blood bank, walk-in fridge and microscope room. As on ground level, there are offices for department heads and admin staff located to the front of the building.



- Blood Sciences
- Transfusion
- Admin
- Staff Facilities
- Circulation

11 Proposed Design

Level 02 | Proposed GA Plan

Second Floor Level

The second floor is split between staff areas and plant room The staff areas includeoffices and a meeting room, as weel as a staff room with kitchenette as a rest space and changing facilities. The plant room has been located on this floor following a redesign in an effort to minimise the overall massing and impact on the street. This change wasa result of discussions with the council and a public consultation.



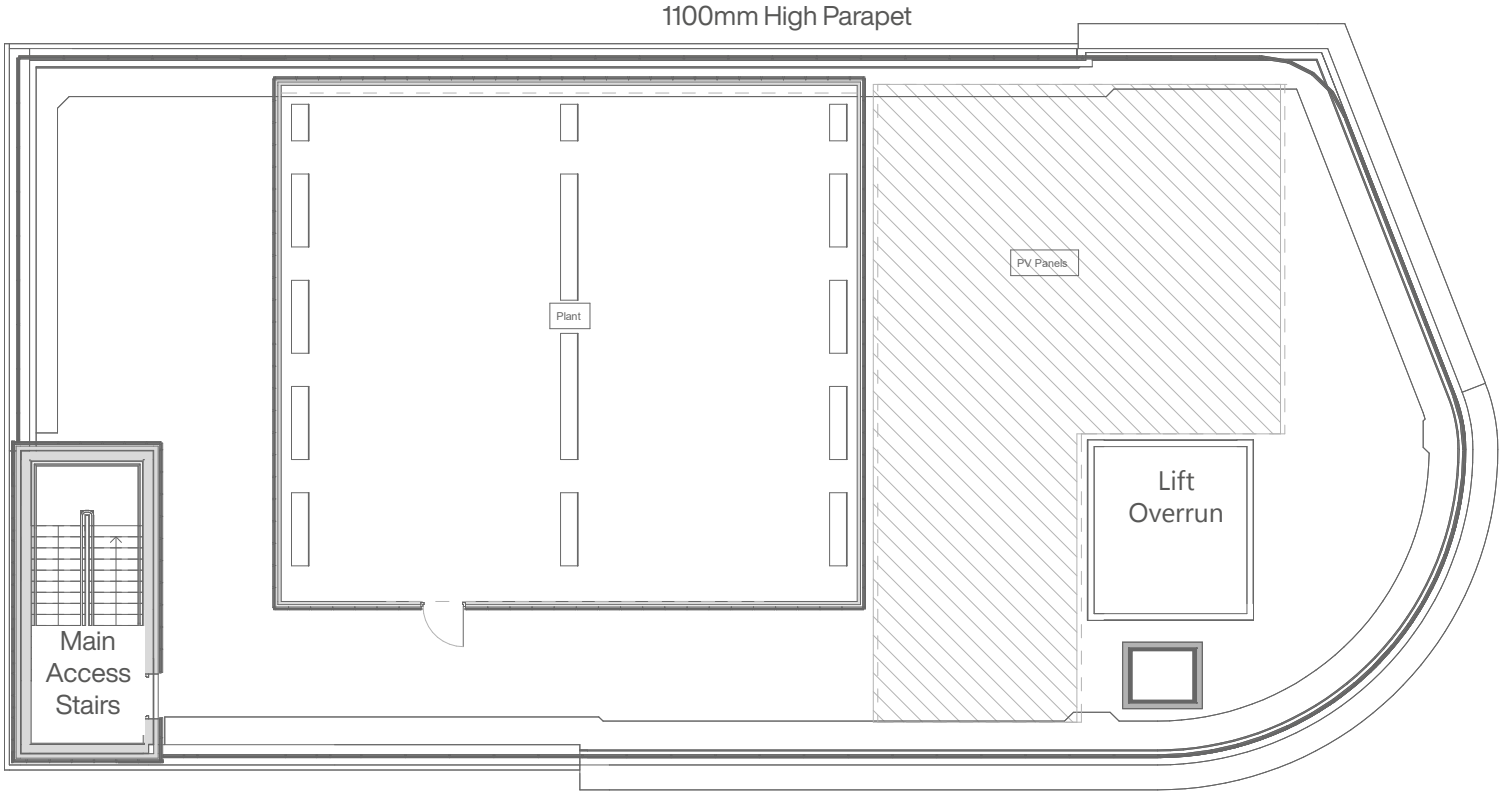
- Ancillary
- Staff Facilities
- Circulation
- Plant

11 Proposed Design

Level 03 | Proposed Roof Plan

Roof Level

The roof level has a central plant zone which is contained by an acoustic screen, designed to blend with the aesthetics of the rest of the proposal. Where roof space is not dedicated to plant, there is a proposed PV panel zone to improve the sustainablity of the proposal. The roof is accessed by the service stair at the rear of the building, and the perimeter is protected by an 1100mm parapet in cladding to match the acoustic screen. Please refer to M&E drawings for roof plant layouts.

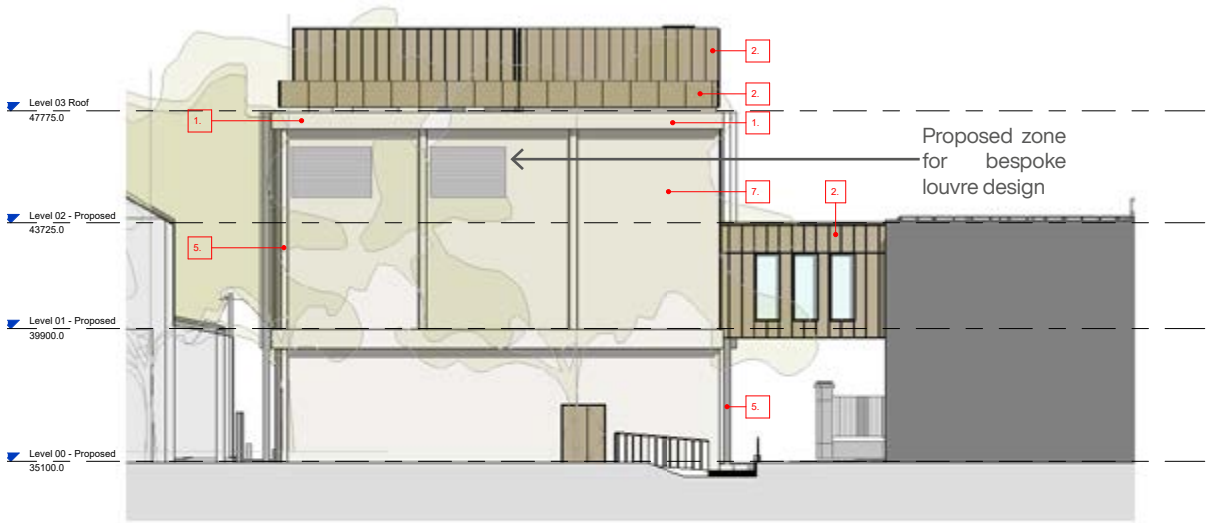


11 Proposed Design

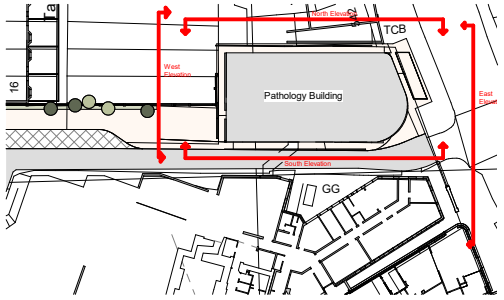
Proposed Elevations



South Elevation
1 : 100



West Elevation
1 : 100



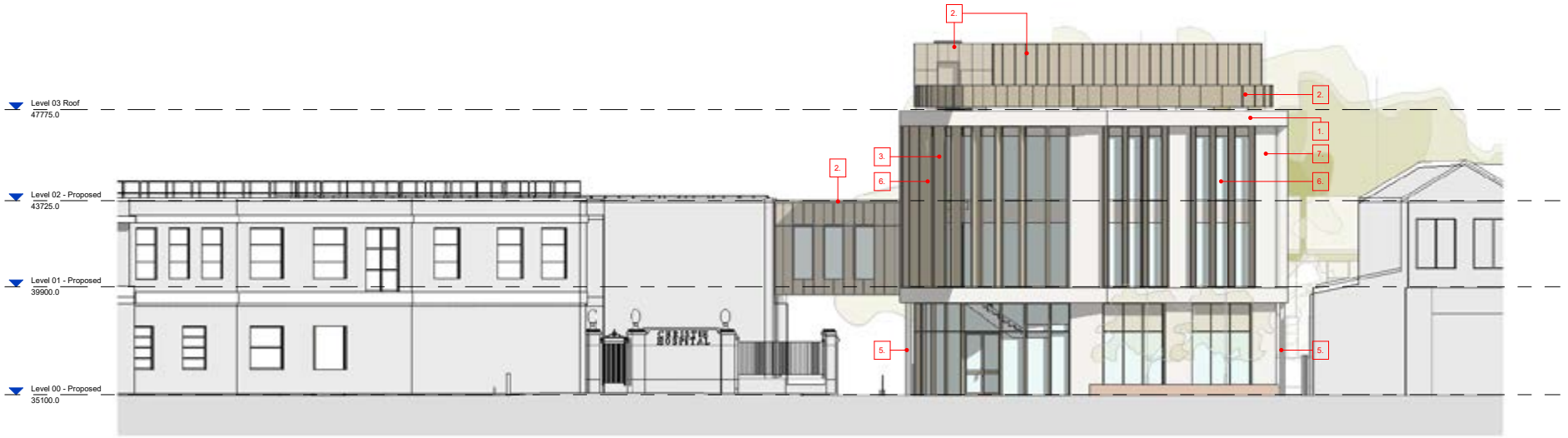
Elevation Key
1 : 500

MATERIALS KEY

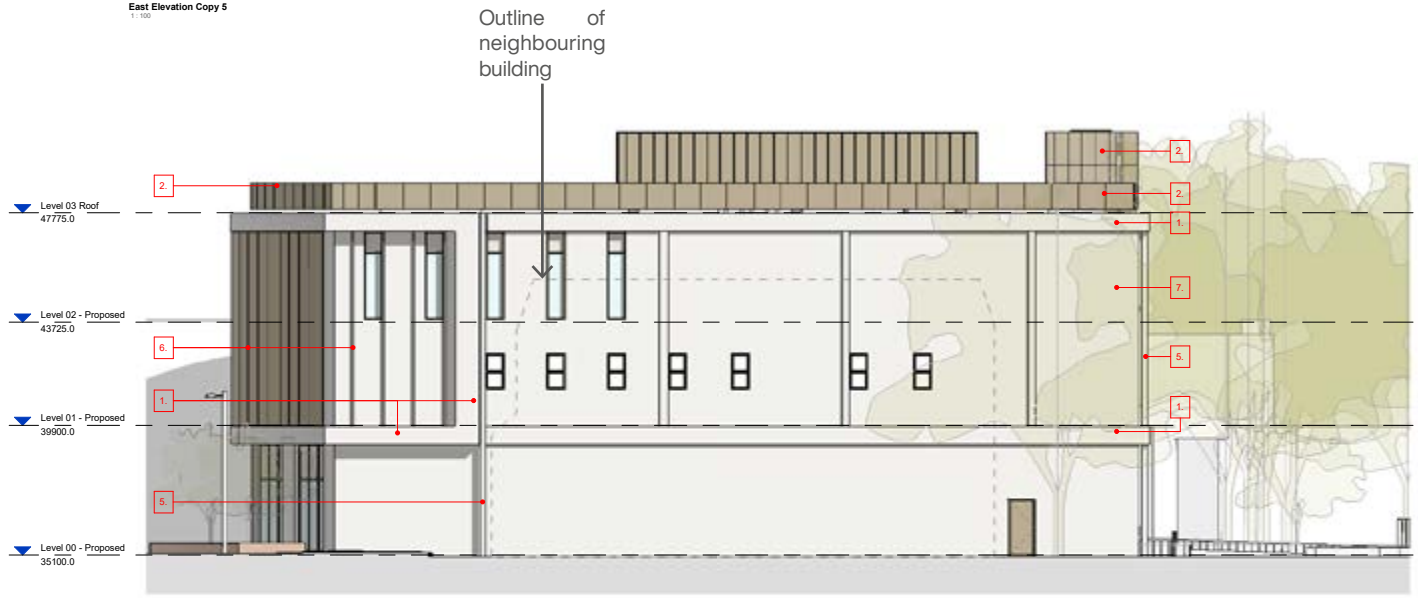
1. Brick - vertical stacked bond brick with light grey mortar
2. Anodised aluminium panels - bronze effect
3. Curtain walling system
4. Full height glazing with back obscured back painted glass spandrel panels
5. Aluminium rainwater pipes, quantity and locations TBC
6. Curtain walling vertical fins

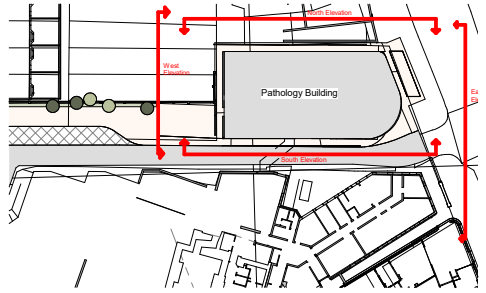
11 Proposed Design

Proposed Elevations



East Elevation Copy 5
1 : 100





Elevation Key
1 : 500

MATERIALS KEY

1. Brick - vertical stacked bond brick with light grey mortar
2. Anodised aluminium panels - bronze effect
3. Curtain walling system
4. Full height glazing with back obscured back painted glass spandrel panels
5. Aluminium rainwater pipes, quantity and locations TBC
6. Curtain walling vertical fins
7. Multi buff brick with light mortar

11 Proposed Design

Proposed Sections

- Staff Facilities
- Link Bridge
- Blood Sciences
- Stem Cell



11 Proposed Design

Proposed Sections

- Blood Sciences
- Link Bridge
- Blood Sciences
- Stem Cell



11 Proposed Design

Site Sections



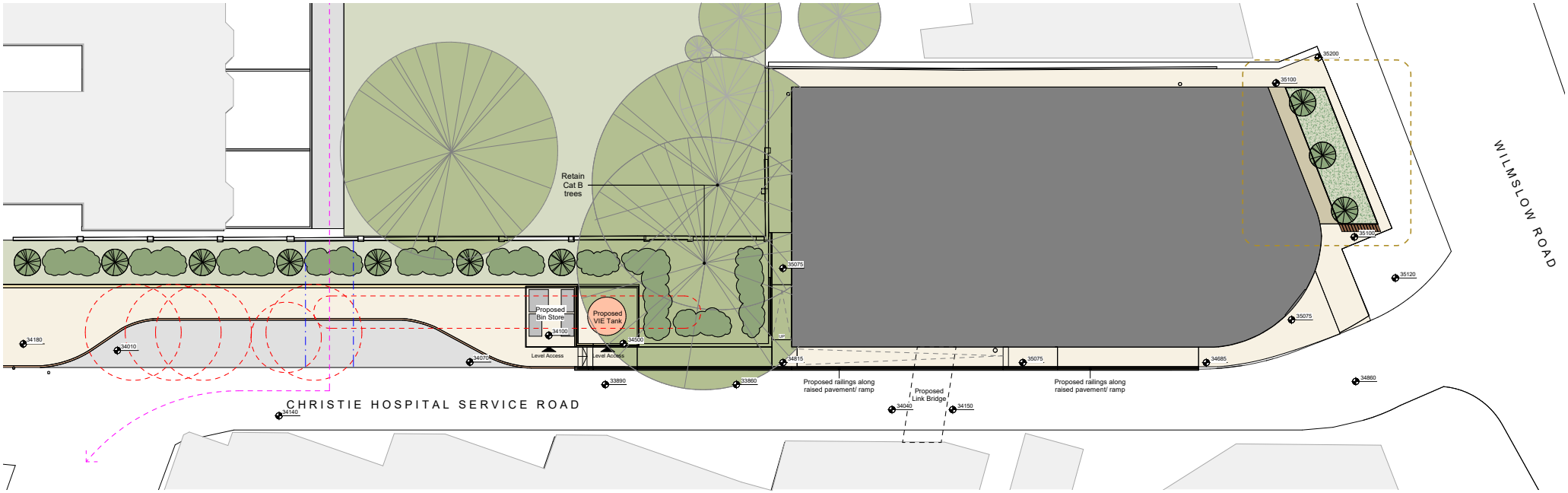
Proposed Site Sections with Existing Christie Hospital Site



Proposed Site Sections with Proposed ASICs Development

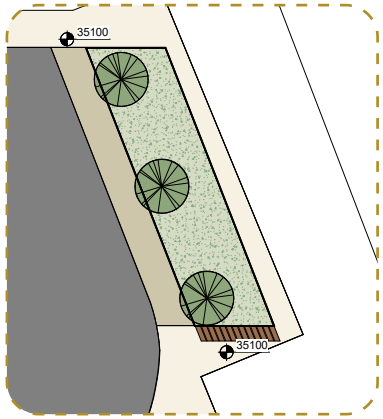
11 Proposed Design

Proposed Landscape Design



Surfaces Key

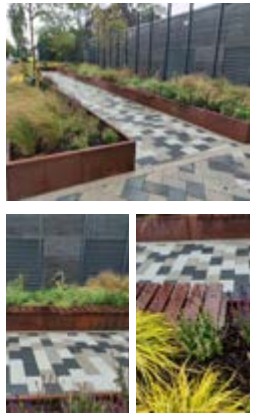
- Paving
- Tarmac
- Proposed Retained Wall
- Pebble Resin Bound System
- Raised Planting Area
- Approximate culvert position
- Culvert easement zone, TBC by Landscape Architect
- Timber Benching
- Planting of shrubbery (shown indicatively)
- Proposed Trees (shown indicatively)
- Retained Trees



Landscaping to Street Frontage



Precedent: Mount Auburn Hospital



The Paterson Building Landscaping

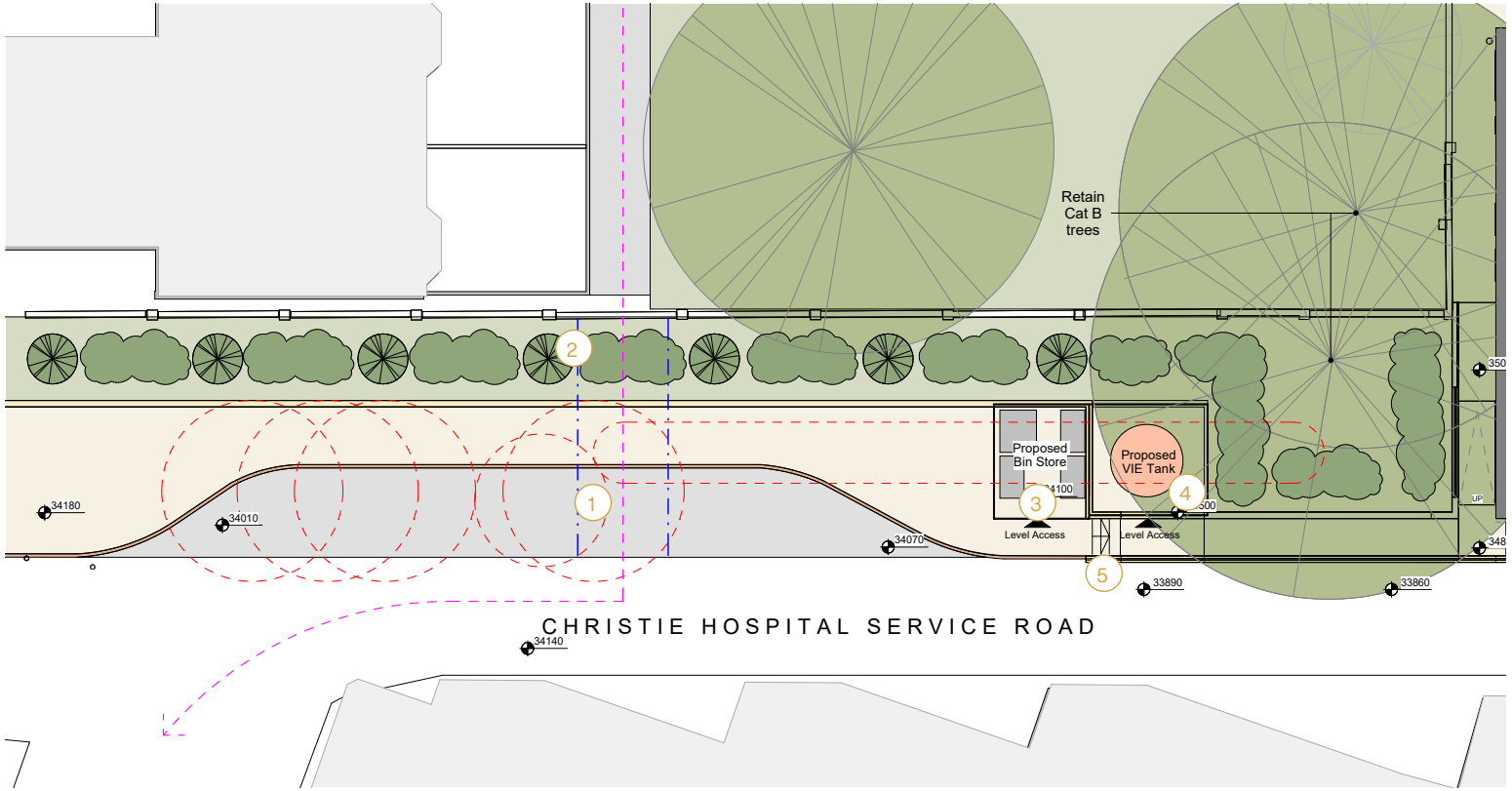
11 Proposed Design

Proposed External Works

External Works

From the outset the design team have sought to retain the existing trees, especially those of higher value. This consisted for ensuring the layby was proposed in the best location away from the Category B trees (p.39), proposing foundation structures and excavation measures that will minimise impacts on tree root zones.

The proposed landscaping and planting will seek to replace all removed planting to meet the requirements of Biodiversity Net Gain. All proposed planting will be specified by an ecologist to ensure species planted will thrive and provide a positive environment.



Surfaces Key

- Paving
- Tarmac
- Proposed Retained Wall
- Pebble Resin Bound System
- Raised Planting Area
- Timber Benching
- Planting of trees and shrubbery (shown indicatively)
- Proposed Trees (shown indicatively)
- Retained Trees

1. Proposed layby for servicing proposed building
2. Proposed green area to provide additional planting and 'green zone' between existing neighbouring properties and proposed layby
3. Proposed bin store to be set back from road
4. Propsed VIE tank location to be set back from road and enclosed with safety barrier
5. Stepped access to proposed building to assist with level changes

Design Visuals

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12 Proposed Visuals

Proposed Street View 01



12 Proposed Visuals

Proposed Street View 02



12 Proposed Visuals

Proposed Street View 03



12 Proposed Visuals

Proposed Design in Existing Context



Proposed Design in Proposed Context



Concluding Statement

13 Concluding Statement

Concluding Statement

The proposed Northern Pathology Development has been developed in a highly collaborative process including the The Christie Hospital and their clinical teams along every step of the way. The design has been reviewed by Manchester City Council and been taken to public consultation to receive input from local residents, which has been taken into consideration. Due to the adjacency of the site to residential streets, special care has been taken by the project team to ensure all thoughts and concerns raised by local residents have been addressed. This has resulted in a rigorous design proposal that is coordinated with the new Christie Hospital developments and responds sensitively to the neighbouring high street context.

Along the design journey all parties have contributed and been listened to, resulting in a scheme that will provide a purpose-built, state-of-the-art facility. This proposal creates a more efficient, clean and safe working environment for the pathology staff, futureproofing the department for years to come. Most importantly, the proposal will enable better care for countless more patients receiving treatment by The Christie Foundation Trust.



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