

**Extension to the Medicines Evaluation
Unit,
The Langley Building,
Wythenshawe Hospital Campus,
Southmoor Road,
Wythenshawe,
Manchester,
M23 9QZ**



Design and Access Statement

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1.0 Introduction

This Design and Access Statement has been prepared to support an application for a new extension to the Medicines Evaluation Unit (The Langley Building), including internal alterations and minor alterations to the existing building. This will increase the capacity of this clinical research unit from 36 beds by an additional 36 beds taking the total to 72 beds, plus ancillary accommodation. External works are also proposed to provide a new sub-station and re-arranged car parking and access facilities for the unit.

The Manchester University NHS Foundation Trust (MFT) is fully supportive of the application – a letter reflecting this has been included as part of the application.

This statement complies with Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010) 'Section 6 – Design and Access Statements'; and CABI's 'Design and Access Statements – How to Write, Read and Use them (2007).



2.0 Context assessment

2.1 Physical context

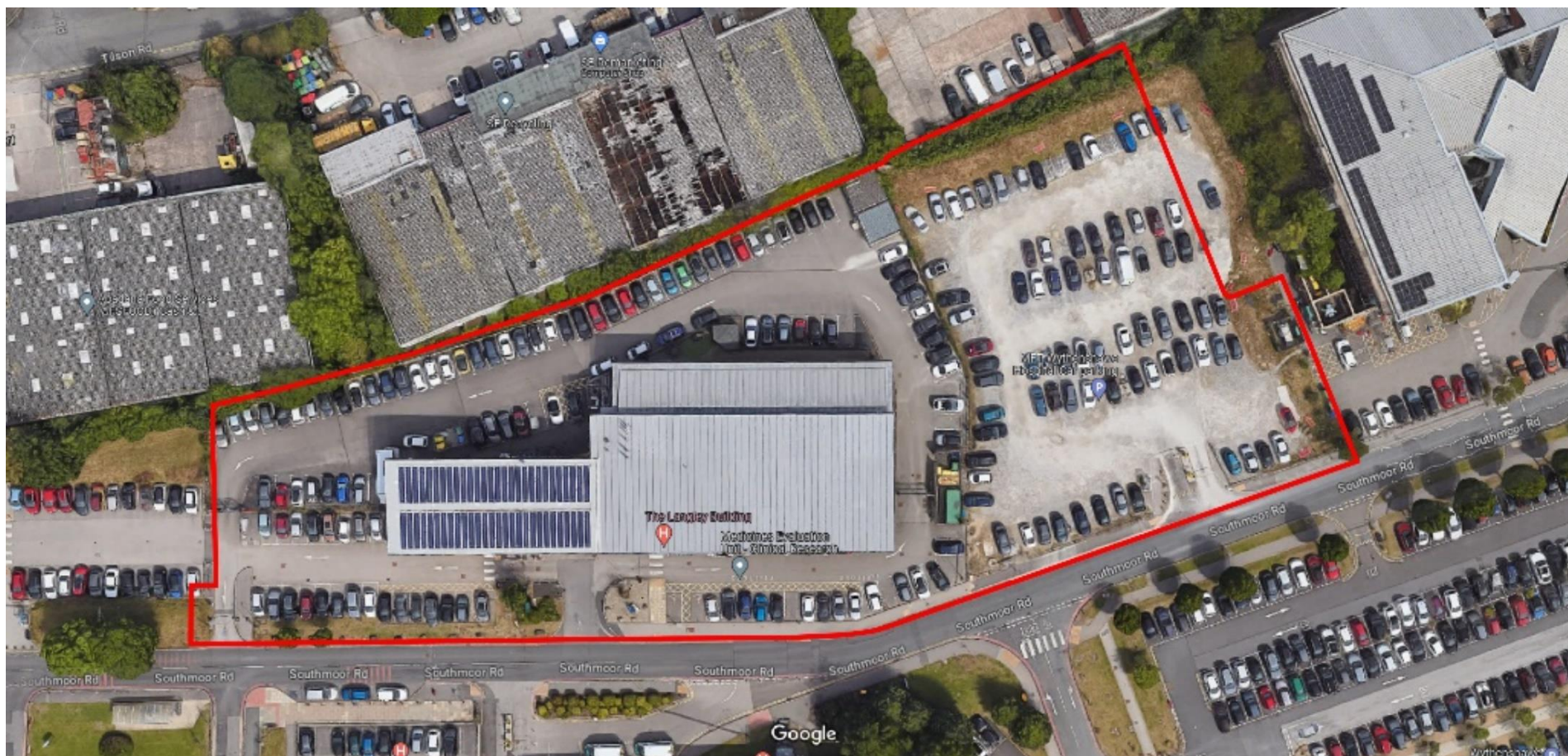
The site is located within the Wythenshawe Hospital site which is on the outskirts of Wythenshawe town centre, off the M56. The development site itself is situated on Southmoor Road/Hospital Road, which can be accessed off Floats Road to the east of the site and Hollyhedge Road to the west. The site is close to Newall Green, Baguely, Butcher and Shady Lane Estate and it also backs the rear of Roundthorn Industrial Estate.

The proposed new extension is linked to the MEU Building and is situated in between the Nightingale Centre and the existing car park. This part of the Wythenshawe Hospital site has been identified as suitable for development as a “Research Corridor”.



Map 01 | Aerial View of Hospital Site with location of proposed extension site identified

Source: Google Earth 2023



Map 02 | Site plan

Source: Google Earth 2023

2.2 Social and context

The immediate social context of this project relates to the hospital community.

The site is on a pedestrian route which links together the hospital buildings.

In terms of a wider social context, this extension will provide MEU with new improved facilities to carry out research work with national significance. This part of the Wythenshawe Hospital site has been identified as suitable for development as a “Research Corridor,” and as such the proposed development is fully in line with and reinforces this strategic plan.

2.3 Economic Context

The key economic benefit of the proposed development is that it will retain a major local employer by expanding the existing MEU at the same location. Furthermore, with increased floorspace, staff numbers and ancillary uses, the MEU will create further employment opportunities both for the local population and the wider populations of west Hertfordshire during both construction and operation of the hospital.

Where such a high-quality facility is being provided, a further economic benefit will be increasing the investment potential of the area and stimulating an increase in local businesses choosing to locate in the area. The location of such a significant employer will certainly make the area more attractive for business investments and additional services, and this will bring positive benefits for the local community.

As one of the UK’s leading contract research organisations, the MEU is contracted by global pharmaceutical clients to conduct research here at its Wythenshawe site.

2.4 Planning Policy

2.41 The most relevant current National planning policies to this application are PPS4: Planning for Sustainable Economic Growth, PPS12: Local Spatial Planning and Sustainable Communities in the North West – Building for future.

2.42 On a regional level, this application appears to be supported by the North West Regional Economic Strategy and the North West Health Investment Plan.

North West Regional Economic Strategy:

“The new RES will focus on the key priorities of Business Development, Regeneration, Skills and Employment, Infrastructure and image to promote economic prosperity.

The RES's strategy for job creation will exploit the growth potential for a number of key business sectors. It also aims to improve the region's economic competitiveness and productivity through high quality business support."

North West Health Investment Plan:

"Developing the role of the NHS in supporting wider regeneration and sustainability objectives, taking into account its role as a major employer and consumer of services."

2.43 Local Development Framework (LDF) is a 'folder' of documents setting out guidelines for spatial development in Manchester, eventually replacing the Unitary Development Plan. The LDF will be made up of Local Development Documents (LDDs) of which there are two types:

- Development Plan Documents (DPDs) - a range of planning policy documents which set out the Council's approach to development in the city. At present no DPDs have been adopted by the City Council. Work is ongoing on the preparation of the first, the Core Strategy. The Regional Spatial Strategy, which forms part of the local Development Framework, was published by Government Office for The North West in September 2008.
- Supplementary Planning Documents (SPDs) - documents with less weight but which will supplement the DPDs by giving more information on particular issues. At present, the only SPDs to have been adopted are the Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance that was adopted on 11 April 2007 and Providing for Housing Choice Supplementary Planning Document and Planning Guidance Adopted on 2 September 2008.

2.44 Within the LDF are the Manchester City Council Wythenshawe Town Centre Development Framework Issue 04 (2022) and the Wythenshawe Strategic Regeneration Framework 2004 (SRF-2004-2020).

The Wythenshawe Strategic Regeneration Framework (SRF) provides a strong vision for regeneration across Wythenshawe over the next 10-15 years, and builds upon the work already completed, guiding the improvement of public services for Wythenshawe residents, and shaping future investments.

2.45 The SRF sets out its vision which is;

"At the heart of the Strategic Regeneration Framework is a vision for Wythenshawe ..., based both on Wythenshawe's uniqueness and the new opportunities in the area. This brings together the positive aspects of ... the continued growth of Wythenshawe's economy and potential for further job creation ..."

2.46 There are 12 key objectives that cover the economic, social and physical strands of the SRF, one of which would appear to support this application;

"Making Wythenshawe the location of choice for investors and employers – providing attractive business sites and premises to meet the needs of new and existing employers, particularly those linked to Manchester Airport."

"Enabling Wythenshawe residents to access a wider spectrum of job opportunities providing training ..."

2.47 West Wythenshawe Local Plan - Ongoing development of Wythenshawe Hospital

Wythenshawe Hospital is the biggest single employer in the area and one of the largest in south Manchester. The hospital has Foundation Trust status and supports over 5,000 jobs across a wide range of occupational areas. The hospital draws its workforce from a wide area with a relatively small number (23%) of local people working at the site.

The Trust is set within a large campus, although constrained, and is already recognised as a major centre of excellence for a number of specialisms, which attract national and international attention and provide exemplary healthcare. As a key element of the Economic Development Corridor, the 'Towards 2015' vision and strategy provides major strategic opportunities given the aspiration to focus on health and wellbeing and create a health research, treatment, manufacturing and education zone, specifically developed to exploit the benefits of groundbreaking medicine. There is substantial potential for the scheme to involve major changes to the physical form of the hospital and the range of services to be accommodated on site, although final proposals remain to be confirmed.

The key for the Local Plan is to ensure that hospital development can continue to be supported and enhanced through wider Local Plan policies. Particularly relevant in this respect is the issue of accessibility and car parking. These issues are dealt with in more detail as part of the transport section of the Local Plan but are fundamental to the successful further development of the hospital site. This is also reinforced by the UHSM Travel Plan for Wythenshawe Hospital, the UHSM Travel Plan Policy and the UHSM Car Parking Statement of Need (All enclosed).

2.48 The MEU extension project aims to address the objectives set out in the policies outlined above, creating new job opportunities which will contribute to the employment and economic growth of the area.

The project will allow the UHSM NHS Trust to advance their research with new improved facilities, which will provide benefits from a local scale to a global scale.

2.5 Involvement

2.51 The MEU has undertaken internal consultation with representatives for users of the proposed building. The designing of internal room layouts and features within the rooms have been developed as a result of this consultation process.

2.52 The NHS Trust has been fully involved in the design process and is understood to be in support of the proposals.

2.53 MHA Architects have undertaken pre application consultations with the planning officers Mr Rob Griffin & Ms. Jennifer Conner of Manchester City Council on 26/06/23.

2.54 The design will be further developed in consultation with an access officer via Building Control, and will use the current BS 8300 and Approved Document M as a basis for accessible design.

3.0 Design

The MEU has identified a need for additional accommodation and facilities at The Langley Building.

The strategic plan for the site is to erect an extension that takes a similar layout of the existing building.

The final proposals have been designed to take into account the site analysis work, context assessment and discussions & ideas previously discussed with MCC planning and highway officers during formal pre-application discussions. This background work has led to the following solutions (please also refer to the planning drawings submitted separately as part of this full planning application).

3.1 Use

The new extension building will provide an additional 28 bed spaces, it will also provide an additional Volunteer's Lounge and provide new sanitary facilities. It will also house additional offices, laboratories, aseptic suite and several meeting rooms for personnel. The new extension will also house a lecture room, clinical exam rooms & overnight monitor rooms

3.2 Amount

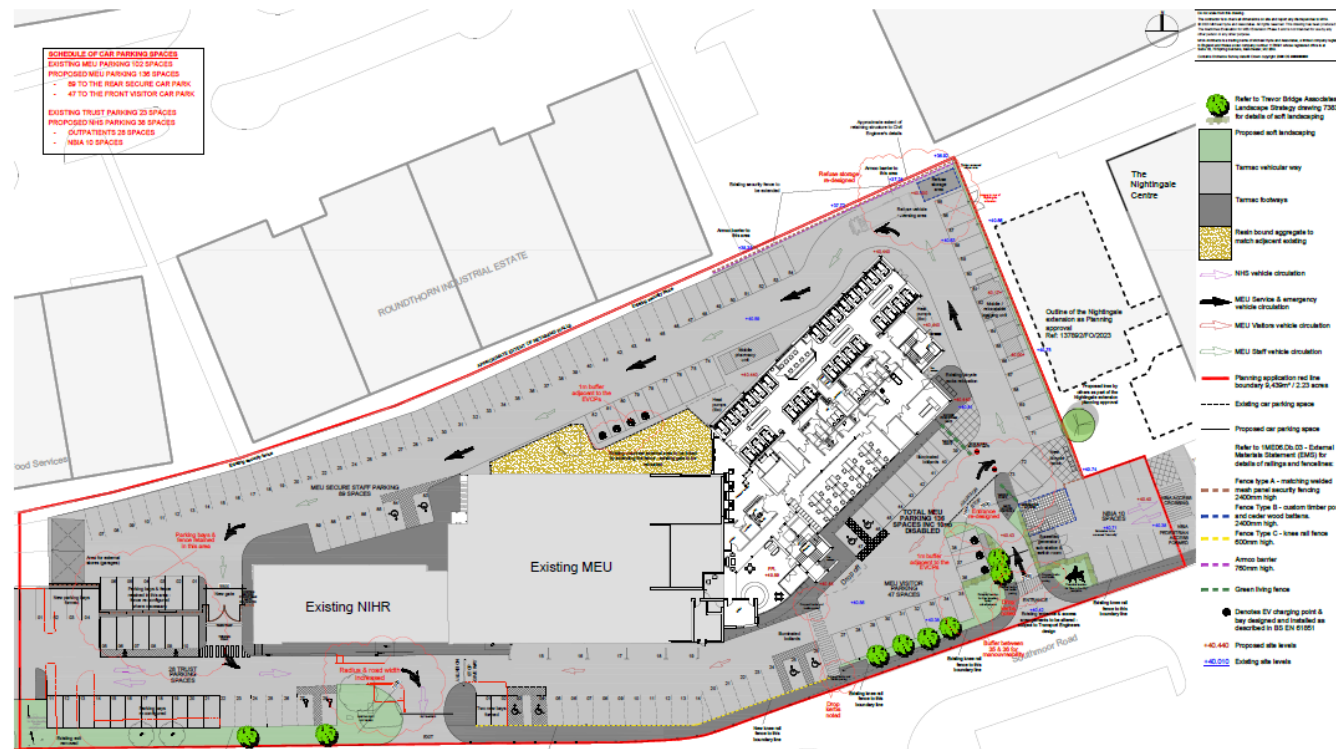
The building is arranged over three storeys. The total gross internal floor area of each storey of the proposed extension is as follows:

Ground floor GIA: 1,055m²

First floor GIA: 946m²

Second floor GIA: 553m²

Total GIA: 2,554m²



3.3 Layout

The layout of the scheme has been developed carefully over successive iterations with these final proposals taking into account all of our core design principles such as:

- Access
- Amenity
- Appearance/layout of the surrounding built environment
- Crime and security
- Enhancing the local area
- Light
- Privacy
- Space

The scheme utilises the site, proposing that only a section of the site is to be built upon, leaving open areas for car parking, landscaping, etc. which is in keeping with the typical varied format found within surrounding area. The proposals reflect the surrounding built environment and ensure overshadowing and overlooking is restricted.

The new proposed extension is to provide additional accommodation over 3 storeys and adopts the same layout as the existing building, with volunteer areas on the ground floor and administration areas on floors above. Access to these new spaces is gained through a new entrance area.

The new extension lines through with the east side of the existing building, and is angled back on the west side to maintain separation distances from the adjacent Nightingale hospital & possible future extension.

The proposed site plan incorporates efficient and practical external waste storage. The designated external bin store area indicated on the proposed site plan are sufficient for the storage of 4 no. Euro-size refuse bins containing non-recyclable and recyclable waste to be in accordance with Local Authority current refuse and recycling system and procedures. This will promote recycling whilst maintaining a neat and tidy streetscape.

3.4 Scale

The scale of the extension is based on the existing MEU building.

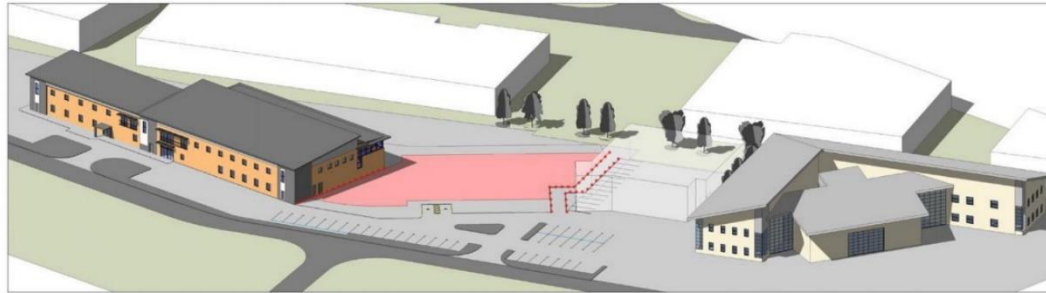
The following massing study was produced as part of the pre-planning application meeting on 26/06/23 with Mr Rob Griffin & Jennifer Connor

Medicines Evaluation Unit, Wythenshawe Hospital Site

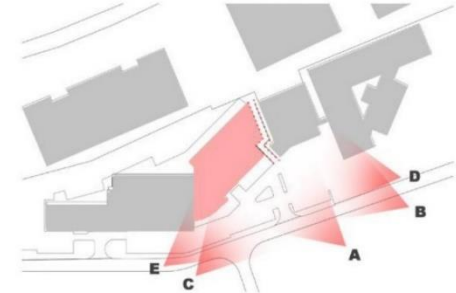
01 / MASSING STUDY



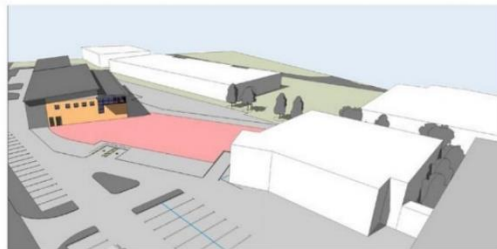
VIEW A



KEY PLAN



VIEW B



VIEW D



VIEW C



VIEW E



01 / MASSING STUDY THE CONTEXT

Area characteristics:

- Northern fringe of hospital campus, at boundary with industrial estate further North.
- Site currently unsurfaced and vacant in short-term use as car park
- Adjacent buildings focus on clinical research
- Adjacent buildings 2 active storey height, with plant located in roof space / 3rd storey in some areas(e.g. Nightingale)
- Buildings generally set well back from road edge, with car parking / hardstanding and limited area of soft landscape
- Roof forms vary, including pitched, mono-pitched and flat
- Building materials vary, including brick, render, board / stone cladding.

Medicines Evaluation Unit, Wythenshawe Hospital Site

02 / MASSING STUDY



VIEW A



KEY PLAN



VIEW B



VIEW D



VIEW C



VIEW E



02 / MASSING STUDY THREE STOREY OPTION 1

Massing characteristics:

- 3 storey height
- Emphasis on Main Entrance at link to existing MEU building
- Flat / shallow-pitched roofs
- Angle on plan helps reconcile existing Nightingale and MEU buildings

Medicines Evaluation Unit, Wythenshawe Hospital Site

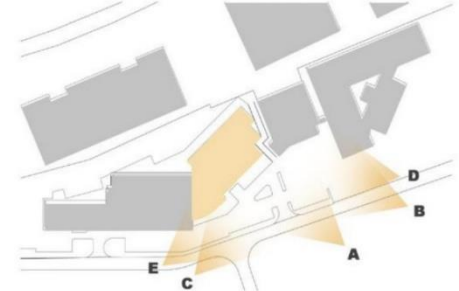
03 / MASSING STUDY



VIEW A



KEY PLAN



VIEW B



VIEW D



VIEW C



VIEW E



03 / MASSING STUDY THREE STOREY OPTION 2

Massing characteristics:

- Similar to Option 1, but....
- Lower component toward frontage which....
- Reduces scale and adds interest / articulation
- In doing so 'softens' building appearance from the south.
- Reflects the angled entrance component of existing Nightingale building
- Moderates scale between new MEU extension and potential future Nightingale extension.

3.5 Landscaping & ecology

Soft Landscape planting can give the NHS Trust a maintenance issue, and is potentially detrimental to some of the trials conducted at MEU due to release of pollens etc.

As such, soft landscape has been minimised in development of the design.

The building sits within a predominantly hard landscaped zone. The hard landscaping has been designed to be functional and accessible, with a clearly legible pattern of use and traffic flow.

The soft landscaped areas that have been incorporated into the design are generally existing areas that are retained in their existing condition.

This explains that of the handful of existing trees on the site, it only appears realistic to retain 1 tree with the remainder being removed as part of the development.

As part of the application a 10% gain in Biodiversity Net Gain has been requested by the Planning Authority. The calculations for Part 1: Pre-development & Part 2: Post Development Evaluation have been produced by Arbtech based on a landscape design by Trevor Bridge Associates.

3.6 Appearance

The proposed extension is to be treated externally to differ from the appearance of the existing building:

- The proposed roof of the new extension is to be finished in the same roof material as the existing building.
- The proposed walls are predominantly buff brick, with feature grey brick areas and RAL 8000 - Green brown - cladding panels.
- The proposed window frames are to be RAL 8000 - Green brown - polyester powder coated aluminium.
- There are elements of curtain walling as indicated on the elevations. The proposed frames of the curtain walling are to be RAL 8000 - Green brown - polyester powder coated aluminium.

The building is arranged around central corridors to maximise efficiency but attention has been paid to opening up corridors where possible with full height glazing to allow light in and views out in order to aid orientation. Corridor ends are left open where possible to allow daylight to the middle of the corridor.

The plans are logically arranged with a principal stair and lift at one end with escape stairs located at the other extremes.

The plan layout is expressed in the volume of the building by forming a separate pitched roof over each side of the block so that layout can be readily determined externally. This form reduces the mass of the building.

The main entrance and stair glazing have consistent size and appearance across the two stairwell blocks, with the curtain walling arranged in vertical panels over multiple floors to signify the vertical circulation within. Furthermore, the ground floor is picked out in a contrasting brick colour to ground the building & elevate the first & second floors

The windows to the building have been designed to balance natural light and views out whilst avoiding overheating. The sizes are set to logically match the rooms to which they relate so that the larger rooms have the bigger openings. The living rooms are further highlighted with cladding panel detailing over the upper storeys to achieve a balanced aesthetic to the elevations.

The brick colours will be chosen from a typical buff palette to sit comfortably with the existing adjacent building. Window frames will be in RAL 8000 - Green brown colour with fascias and rainwater goods to match.

The roof will be grey single-ply with a standing seam applied detail.

Cycle and bin stores are to be proprietary items with timber or timber-effect boarding with grey/black/galvanised framing where visible.

3.7 Security measures

A Crime Impact Statement has been submitted with the application – the key points raised are as follows:

The access control strategy used throughout the proposed extension will be fundamental to the security of the scheme. All public access should be via the main external entrance (or the internal link to the existing building) — where reception staff can overlook, greet and direct all patients/visitor access and egress to/from the building.

- All access will be via the main entrance

The design of the reception desk itself is important in ensuring the safety and confidence of staff. High, wide reception desks increase the distance between staff and potentially aggressive patients/visitors, thereby providing some defence. There should also be a secure room behind reception for staff to retreat into in the event of an incident. Out-of-hours, when the reception desk is unlikely to be staffed, the external entrance doors should be secured and operated by staff keyfob or via access controls linked to staff bases or a security office, ensuring only visitors that have been vetted are allowed access to the building.

- The reception desk will be designed with security in mind & there is a secure office behind the desk. Out of hours access will be secure

In terms of the internal spaces within the extension, it should not be possible for members of the public to roam freely into the wards, labs or offices on each floor. The internal doors off the main stair/lift core at ground, first and second floor (as well as doors into patient wards and scanning suites) should be secured and operated by staff key-fob or via access controls linked to individual reception desks or staff bases, ensuring patients and visitors can be vetted by staff before

being allowed access. Staff-only spaces and vulnerable areas (such as drug stores, record rooms etc.) should be fitted with auditable, staff-only, access controls and all other individual rooms, offices/meeting rooms, stores etc. should be capable of being secured when unoccupied

- It will not be possible for members of the public to enter the building – all the internal doors off the reception area will be secure

The staff car park to the rear of the building should be securely enclosed with 2400mm high rigid-panel, welded-wire mesh fencing returned to the north-east corner of the proposed extension. The vehicular gates to the west of the existing building should be automatic and operated on access and egress by staff key-fob, in order to prevent unauthorised access (see Section 4.1/4.5 for more information). Any external plant (such as generators or sub-stations) or refuse areas should also be securely enclosed.

- The staff car park will be securely enclosed, access gates will be controlled & all external plant will be securely enclosed

It is highly recommended that the physical security measures listed below are incorporated into the scheme. Integrated, risk-commensurate security measures aim to place secure physical barriers or surveillance in the path of the criminal — making crime harder to commit and raising the risk

- The Physical Security checklist forms the physical security requirements for this scheme to be Secured by Design (SBD) compliant. These will be complied with as part of detailed design:

Doors & Access Controls
Windows
Glazing & Building Fabric
Alarms
Boundaries
Parking Areas
Lighting
CCTV
Landscaping

Further to this:

Access and movement

- All routes have been well defined so as not to undermine private or defensible space.
- All proposed routes are safe to use at any time of the day or night.
- Routes have been designed to maximise the opportunity for natural surveillance.
- Routes are straight and wide without blind spots where potential offenders could be hidden.

- All routes proposed are necessary and lead to places where people want to go
- Visitors' car parking is located to the front of the site with secure staff parking to the rear

Structure

- Vehicle parking is within the curtilage of the building it serves and is mostly overlooked.
- The proposed new extension has been orientated to maximise natural surveillance.

Surveillance

- Lighting is used to ensure good natural surveillance is available during the hours of darkness.
- Main elevations of the buildings benefit from the surveillance provided by onlookers.
- The proposed new building and spaces have been designed to allow for all round surveillance.
- Recesses have been avoided.

Ownership

- All spaces have been clearly defined and adequately protected in terms of its use and ownership.
- High fencing that actively impedes access has been introduced in most appropriate in places that are vulnerable to crime, such as the rear of the building.
- Sensitive placement and appropriate selection of physical barriers such as gates and fences have been used to create safe places that are also attractive.
- Hard landscaping has been used to make places safer as well as more attractive provided it does not restrict natural surveillance.
- Various types of changes in paving, surface texture, materials, colour, and landscaping have been considered to help to differentiate between public and private space for the benefit of all users

Physical protection

- Robust doors and windows have been considered as a means of defeating the criminal as effective security creates a delay to the intruder.
- Both the existing building & new extension will be fully access controlled
- There is an existing secure fence to the current MEU building perimeter. This fence is to be extended to include the new extension & its car park.
- Vehicle access is to be controlled by existing & new barriers

Management and maintenance

- The client is aware of their personal maintenance responsibilities

The boundary treatments to the site perimeter are to match the existing Heras fencing.

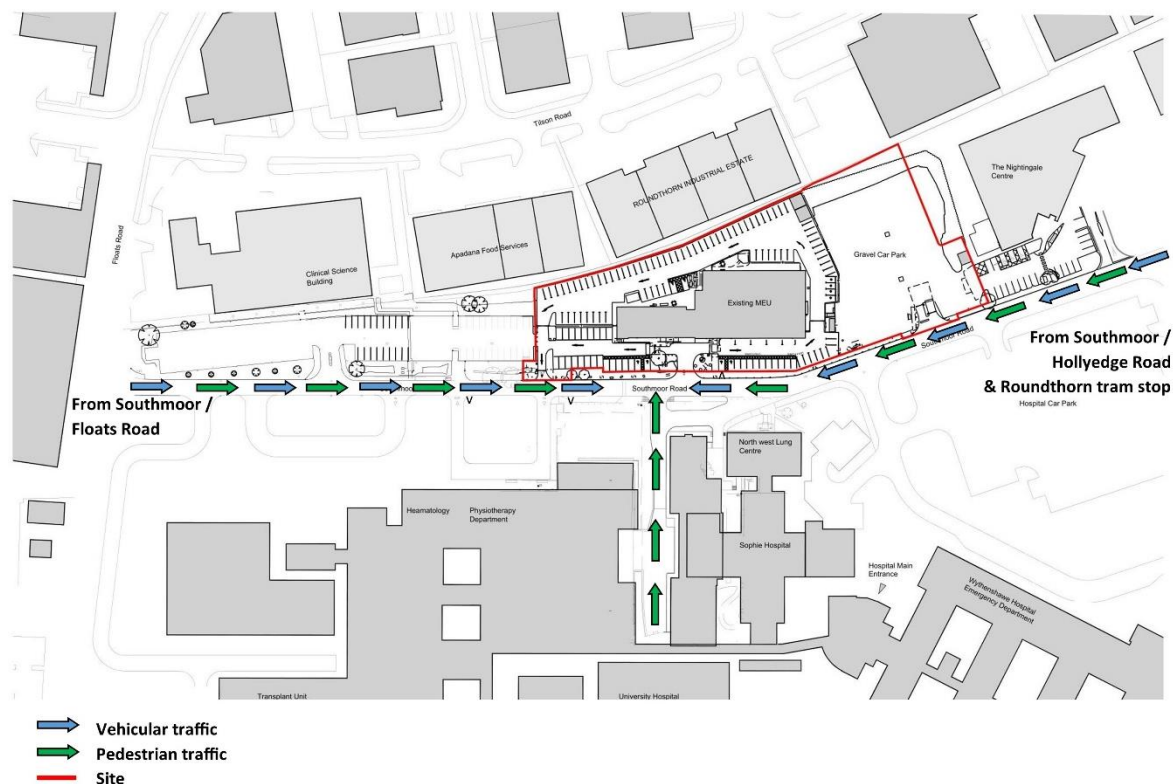
Full details of the site lighting scheme have also been provided.

The existing CCTV & intrude alarm system is to be extended to include the new extension & parking areas – details will be provided in due course.

The building is to be occupied 24/7 thus improving it's resilience.

4.0 Access

Vehicular, cycle and pedestrian access to the site will be from Southmoor Road through the hospital grounds (predominantly south of the site), which can be accessed off Hollyhedge Road to the west of the site and Floats Road from the east.



4.1 Vehicular access

The nearest car park will be that provided under the scheme proposals for this project.

There are several visitor car parks around the hospital grounds in close proximity to the development site, but these all follow the Hospital charging structure (designed to deter unnecessary single occupancy car use), and this may not be appropriate in a situation where patients may be offering a service for the benefit of clinical research. As such a car park dedicated to this development is essential.

The following documents are included in this planning application with regard to the wider University Hospital of South Manchester (UHSM) travel and car parking policies in effect on the Hospital Campus:

Transport Statement

Curtins Ref: 84856-CUR-XX-XX-T-TP-00001

Travel Plan Note

Curtins Ref: 84856-CUR-XX-XX-T-TP-00002

4.2 Pedestrian access

- Pedestrian access will be from along the main pedestrian spine of Southmoor / Hospital Road. This route will be fully wheelchair accessible within the site.
- The main entrance into the building will be through a set of double power operated sliding doors. This has a level access threshold.
- The rear elevation of the proposed extension includes sets of double doors which provide a link to access to the Volunteer's Garden. These will all be level thresholds to provide full accessibility for all users.
- The design provides access for wheelchair users to all floors of the proposed extension. Access to the first and second floor extensions can be gained by the ambulant stairs and fully BS8300 compliant lift. The design will be further developed in consultation with an access officer via Building Control, and will use the current BS 8300 and Approved Document M as a basis for accessible design.
- The corridor and door widths within the new proposed extension are designed to allow the full circulation by wheelchair.
- The existing main stairs within the existing building have been designed in accordance with Approved Document M.
- The decoration and finishes scheme will be designed, in consultation with the Access Officer and to meet current Building Regulation requirements for visual contrast.
- Whilst the nature, duration and scale of each research project varies, it is always the case that the research subjects must be a tightly controlled group of volunteers.
- All volunteers using the building are visiting by appointment, and they are all known to MEU. As such, MEU can make management provision to assist any volunteer with disability or impairment in their use of the building facilities as appropriate.

Further, whilst MEU are fully committed to complying with the Disability Discrimination Act etc, the very nature of their research projects' control groups often have a pre-requisite that all volunteers must be fully able bodied and 'healthy.'

As such, the incidence of volunteers with a disability or impairment wishing to use the building is vastly lower than would be the case for the general public.

4.3 Public Transport

The site is well serviced by public transport.

There are a number of bus stops on Southmoor Road which are all in close proximity to the development site. (Bus Stops B, E and F) (Bus services – 11, 19/19A, 19B/19, 84, 104, 109, 177, 178, 179, 194, 276, 368) and also the tram station at Roundthorn is approx. 370m away.

4.4 Cycling

The proposal includes designated areas for bicycle storage which are located to the rear & side of the building (and directly overlooked from the existing MEU building). Cycle parking is also provided around the hospital grounds.

5 Pre-Planning Application Details

A pre-planning meeting was held with the local authority as per the following reference details:

Local Authority:	Manchester City Council
Date of Meeting:	26/06/23
Reference:	Mr Rob Griffin & Jennifer Connor

Prior to submitting the Full Planning Application, it was decided to hold a pre-planning meeting with the local council, to enable discussion to take place and receive initial comments from the planning officer.

Following the comments received within the pre-planning application, we have taken these on board and designed the proposals to take account of any concerns that were raised.

The overall view of the planning department has been positive, and we have addressed the necessary information that has been requested by carrying out reports and surveys as follows;

- Transport Statement (including reference to Travel Plan and Car Parking).
- Site investigation for Ground contamination (Phase 1 Geo-environmental survey)
- SUDs / Drainage strategy
- Environmental standards statement.
- Ventilation & extraction strategy
- Lighting strategy (external)
- Servicing strategy
- Local Employment Agreement

As previously stated, the initial comments from the Planning Department were favourable, and therefore if, after addressing all the above, it is then considered by officers there are no significant or demonstrable reasons that outweigh the benefits and the proposal were to represent sustainable development a favourable recommendation ought to be concluded.

6 Conclusion

6.1 The proposed development seeks to expand the existing MEU at the Wythenshawe Hospital Campus through a 2,888m² extension which provides a new entrance, additional volunteer spaces, and enables an increased support of the wider department. In response to existing capacity issues at the MEU, this will serve to create a more purposeful, brighter and spacious environment.

6.2 The proposals have been developed through a process of pre-application engagement with MEU staff and Manchester City Council.

6.3 The assessment in Section 2 of this Statement confirms that the proposed development is consistent with the objectives of planning policy, in particular the strong principle in support of healthcare development at a national and local level.

The proposals are required in order to ensure that the MEU can continue to provide safe and effective research, and are considered to result in significant public benefits associated with the expansion and enhancement of healthcare facilities, as supported by planning policy.

The accompanying series of technical assessments demonstrate that the proposals will have acceptable impacts on their surrounds in terms of transport and access, as well as ecology, noise amenity, and landscape and visual impact.

6.4 The proposed development has the full support of the Manchester University NHS Foundation Trust

6.5 As such, the proposed development is in full accordance with planning policy at a national and local level, and should be granted planning permission.