



# NMGH - NEW AHU TO ENDOSCOPY

DESIGN & ACCESS STATEMENT

APRIL 2024





**10architect**  
Enrica House  
Rumford Court  
Liverpool  
L3 9DG  
0151 958 0069  
**10architect.com**

| Date       | Revision | Comments                    | Prep. By | Appr. By |
|------------|----------|-----------------------------|----------|----------|
| 07.05.2024 | L1       | i114 - Planning Application | AG       | MQ       |

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## 1.0 INTRODUCTION

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1.1 STATEMENT

This Design and Access Statement forms part of an application for Full Planning consent, compiled and submitted to Manchester City Council by 10architect Healthcare Ltd. on behalf of the Manchester University NHS Foundation Trust.

1.2 LOCATION

As shown in the adjacent graphic, the area under application is positioned centrally within the North Manchester General Hospital (NMGH) site in Crumpsall, north Manchester. Located adjacent to the quad, away from the main hospital entrance and surrounded mainly by live hospital buildings.

In the wider context, the site is bordered to the west by a mix of residential and park areas and to the east by a thick tree line and industrial/commercial units.

Locations of Proposed Site Works  
North Manchester General Hospital



### 1.3 BRIEF OVERVIEW

To meet the continual challenge of delivering excellence in healthcare provision, the Trust engaged with 10architect to conduct a review of MEP provision to their existing endoscopy unit, as a part of the ongoing lifecycle works across the entire hospital site.

Through investigation, it was deemed necessary to upgrade the air handling unit (AHU) provision to supply the required number of dedicated air changes to the endoscopy unit (4no. endoscopy rooms in total, which are to be refurbished internally).





## 2.0 SITE ANALYSIS

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2.1 PROPOSED SITE

The area under application is the external space adjacent to the endoscopy department, situated off Central Drive, which is the hospital’s primary through road. Currently, this area is populated by a single bench, 2nr planters, and bicycle storage by way of 6nr cycle hoops.

The area is considered by the Trust to be underutilised, making it an optimal location for the new AHU unit as associated service feeds can run directly into the existing building through the external wall at a high level. However, due to the proximity and visibility from the public realm, the unit will be enclosed by a 3m high perimeter fence line to restrict access and visually screen the equipment at street level.

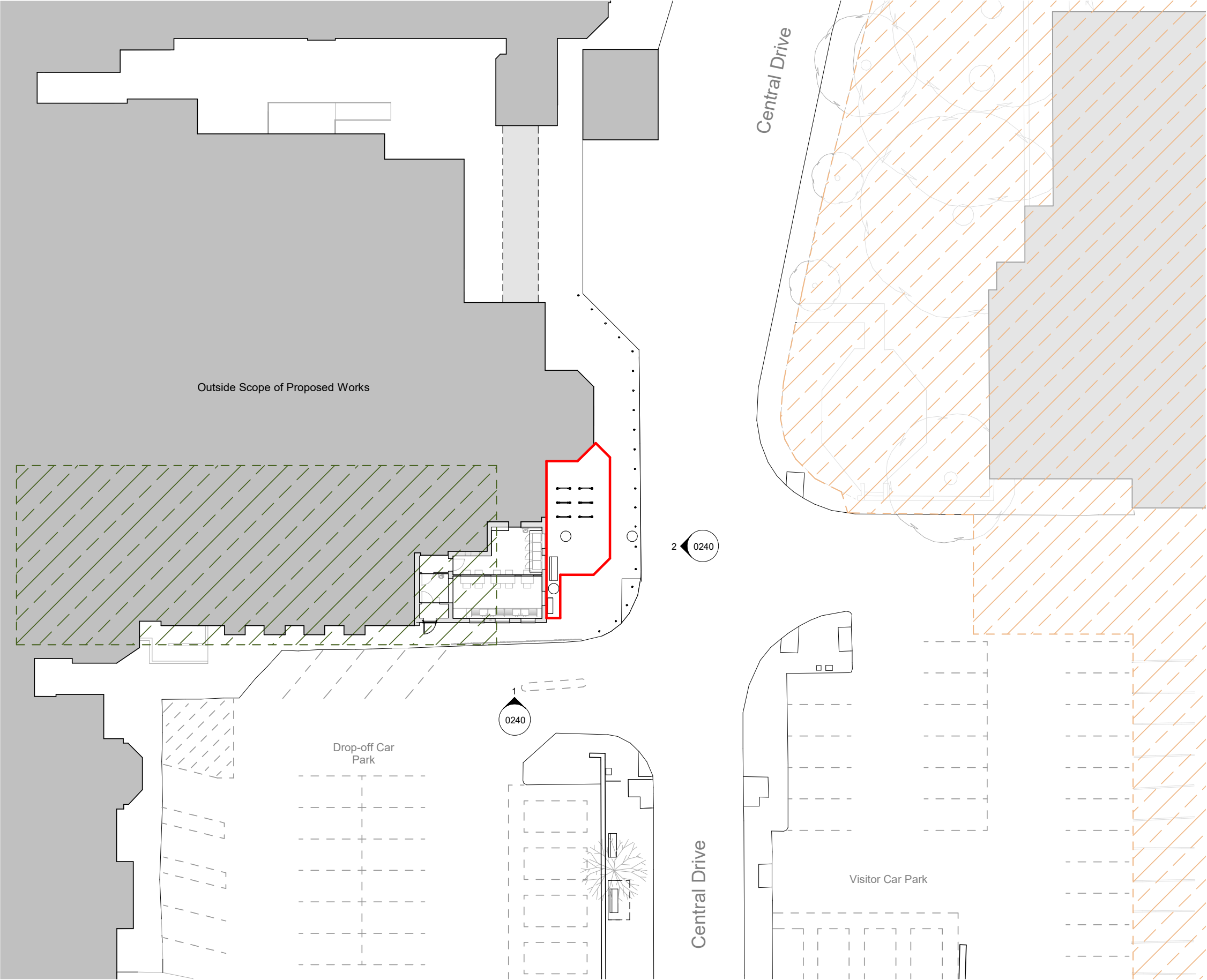
Area Under Application - c. 45m²

2.2 LOCAL PLANNING HISTORY

The nearby built environment has witnessed redevelopment multiple times over as the hospital grounds have evolved to respond and adapt to the growing requirements of the local community.

In recent times the following schemes have been approved by Manchester City Council.

- In 2020, the development for a 150-bed adult mental health inpatient unit located on the opposite side of Central Drive, in which demolition works are being undertaken. (refer to the orange hatched area on the adjacent site plan)
- In 2021, installation of 2nr rooftop AHU units for the endoscopy department and ERCP suite. (refer to the green hatched area on the adjacent site plan)



Existing Site Plan (NTS)

Denotes area of current demolition works in connection with approved scheme ref: 128563/FO/2020

Denotes area of AHU rooftop installation under previously approved scheme ref: 131018/FO/2021

Denotes works under application

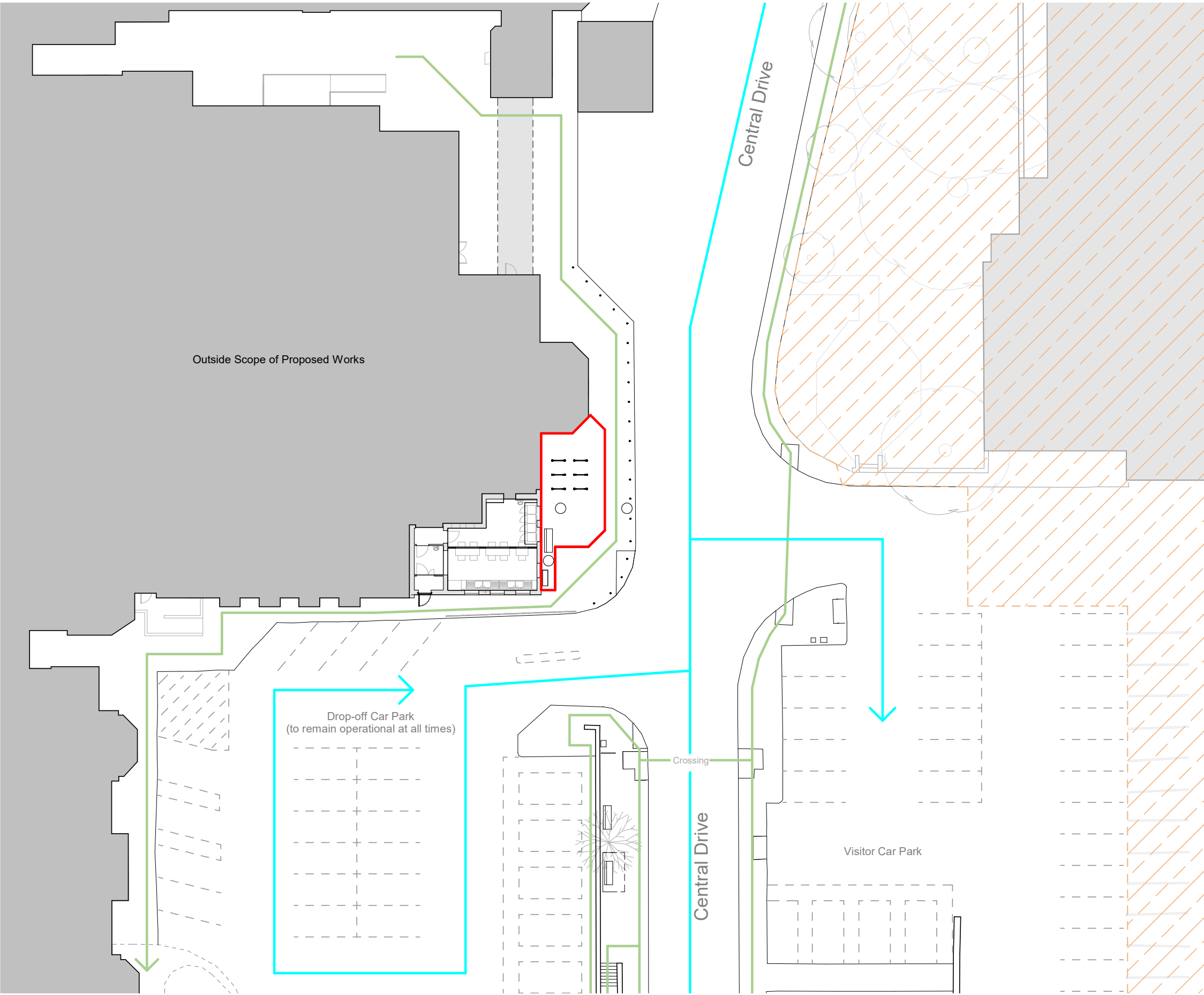


2.3 ACCESS ROUTES

Given that the proposed works are within the Public Realm and in the immediate context of live hospital areas, the site would operate in a manner that would minimise any disturbance.

As shown on the adjacent drawing, existing vehicular and pedestrian routes are to be maintained throughout the works. Vehicular access to the site is achieved via Central Drive.

For operations where crane lifting is required, it will be conducted outside of main hospital hours (namely on Sundays), but this is to be confirmed by the Trust’s estates management team prior to works commencing on site. The time and days of lifts will be timed synchronously with periods of low volumes of patients coming in and out of the area, and if required the drop-off car park area will be closed to the public.



Existing Site Access (NTS)

- Denotes demolition works in connection with approved scheme ref. 128563/FO/2020
- Denotes Vehicular Route
- Denotes Area Under Application
- Denotes Pedestrian Route



2.4 SITE AERIAL VIEWS



Image Legend



Aerial Image 1



Aerial Image 2



Aerial Image 3

2.5 SITE STREET-LEVEL VIEWS



Road Image 2



Road Image 1

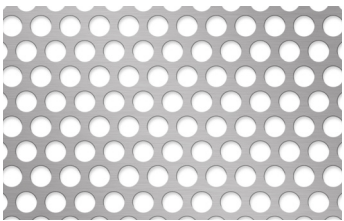


Image Legend

2.6 SURROUNDING MATERIALITY

The North Manchester General Hospital site comprises of buildings that date back to the mid-18th century, as a consequence of this the materiality palette in close proximity is varied and eclectic.

The tall external walls of period workhouses are constructed of imperially sized red brick, whilst the later extensions have the modern metric red brick, with mixtures of aluminium used as both composite panel and perforated sheeting.



1 Perforated aluminium cladding panels for screening existing roof mounted AHU plant.



2 Profiled aluminium cladding panels



3 Example of Existing Red Brick



4 Example of Existing Red Brick



Existing Site 3D Perspective (NTS)

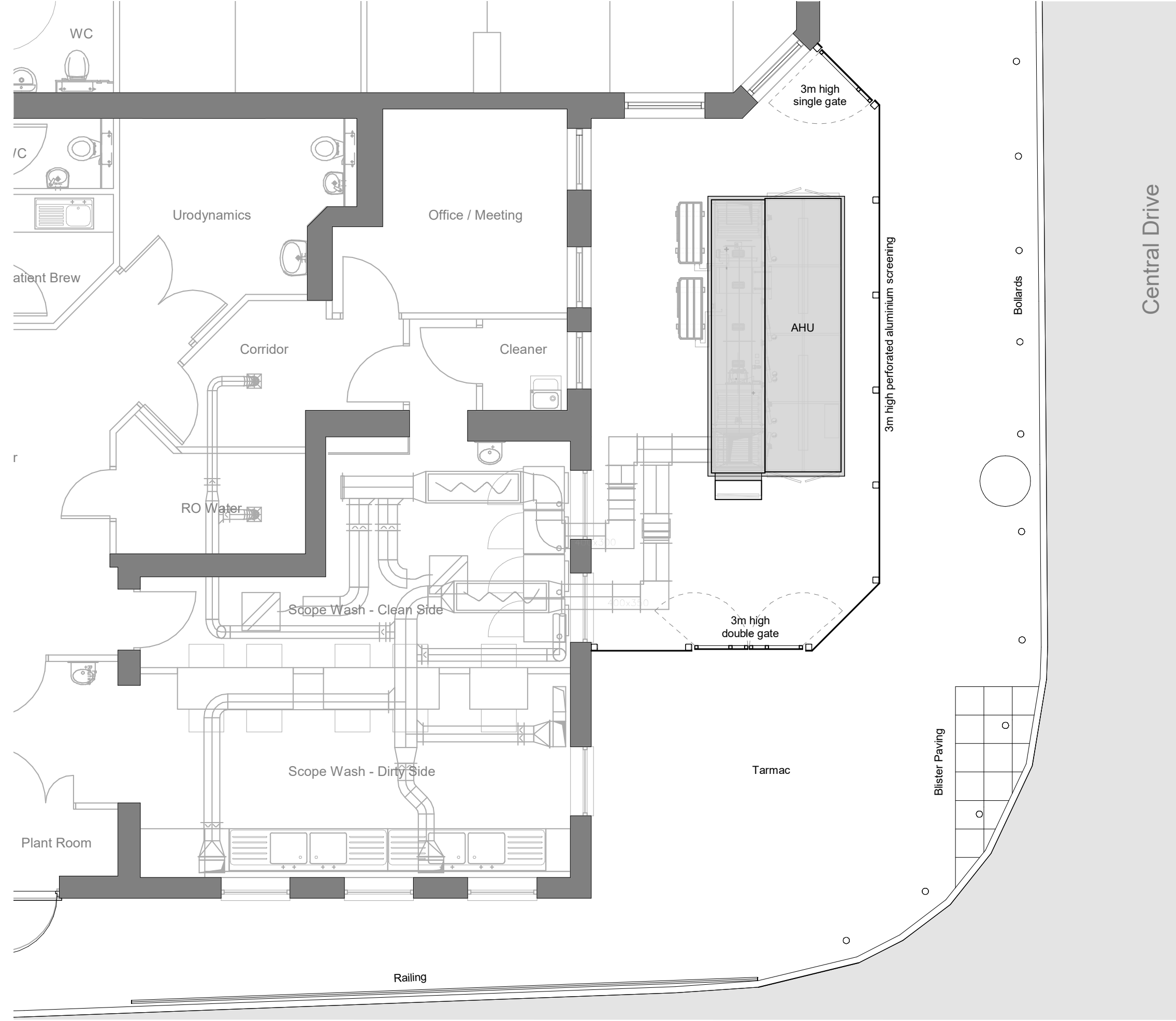


# 3.0 PROPOSED DESIGN

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3.1 PROPOSED PLAN VIEW

Once installed on site the AHU unit will be fully enclosed, screened from public view, and have restricted access to the Trust’s Estates Management team only. In function, the unit will deliver the required air changes to maintain the continued functionality of the endoscopy department behind.



Proposed Plan View (NTS)



3.2 PROPOSED MATERIALITY

The scale and form of the proposed enclosure will aid in screening the equipment and the selection of materials has been chosen to maintain continuity with the existing conditions on site.

- 1 Proposed AHU unit with associated ventilation ductwork shown in blue for diagrammatic distinctiveness.
- 2 3m high Perforated aluminium screening panels to match existing panel screening for existing roof mounted AHU plant.
- 3 3m high double access gate with min. 1800mm clear opening and siding mechanical lock
- 4 3m high single access gate with min. 900mm clear opening and siding mechanical lock



Proposed Site 3D Perspective (NTS)





**10architect**

Enrica House  
Rumford Court  
Liverpool  
L3 9DG  
0151 958 0069  
**10architect.com**

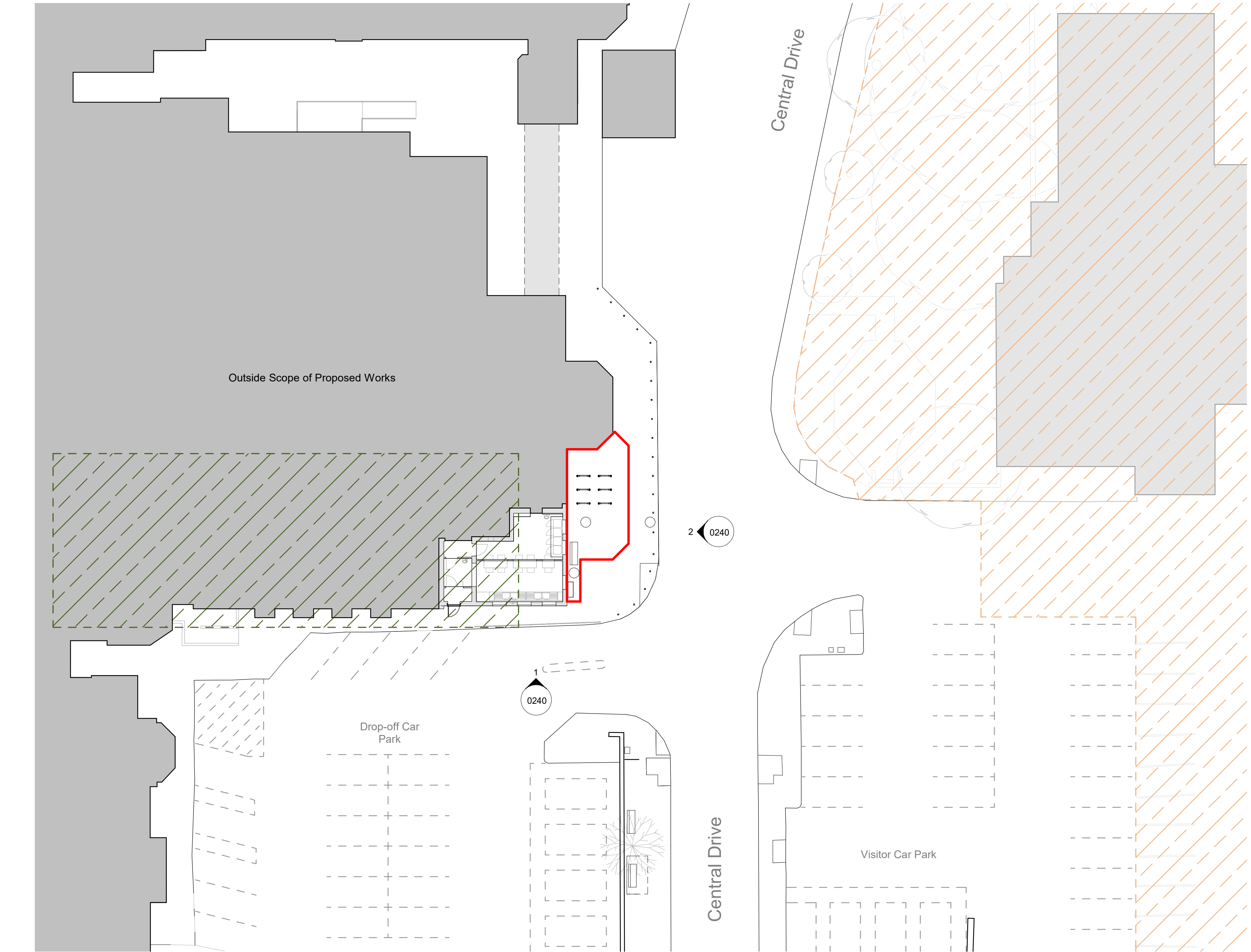
# 4.0 APPENDIX

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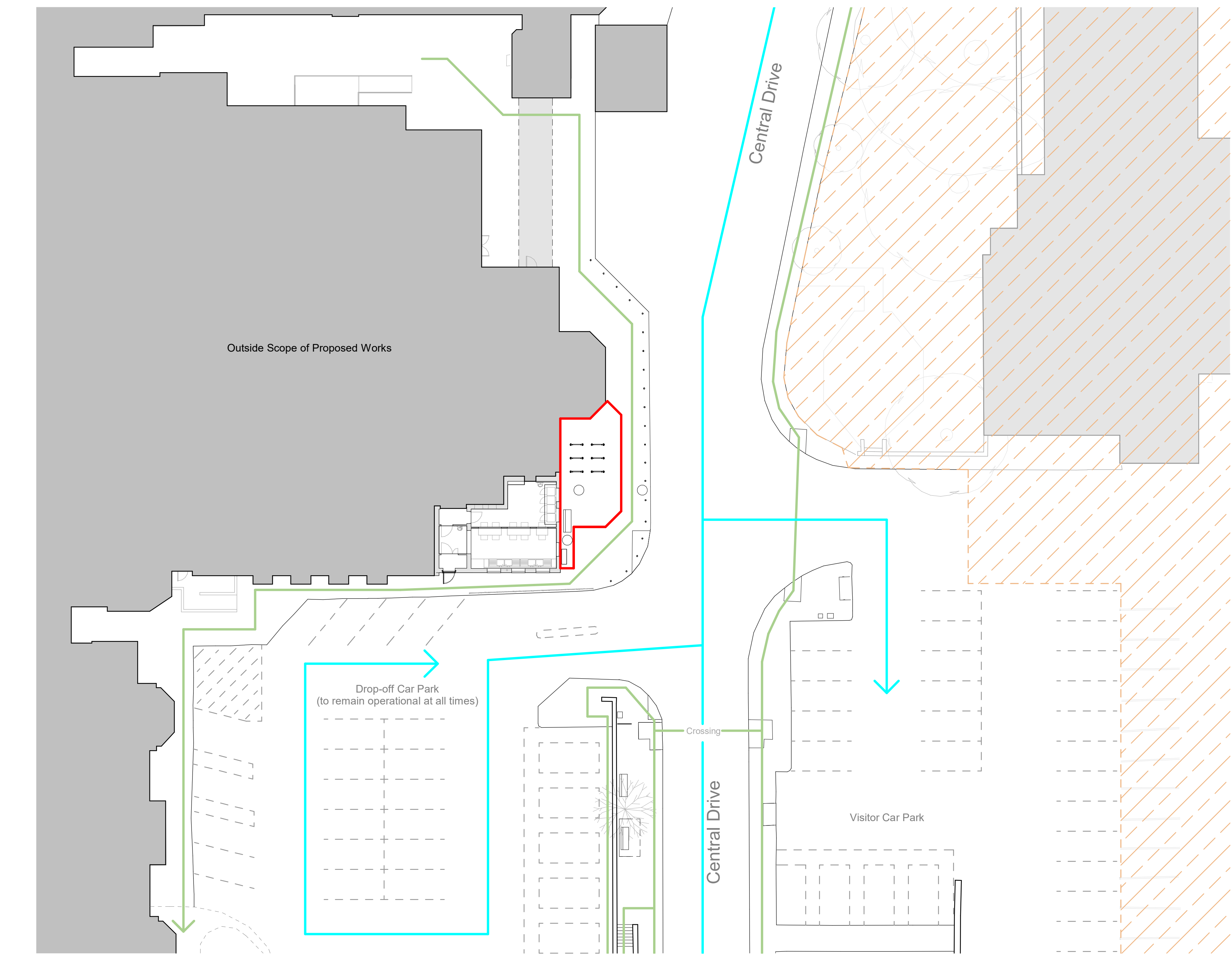
Denotes area under application  
Denotes land ownership boundary

-  Denotes area of current demolition works in connection with approved scheme ref. 128563/FO/2020
-  Denotes area of AHU rooftop installation under previously approved scheme ref. 131018/FO/2021
-  Denotes works under application



**1** Existing Site Plan  
1:200

- Denotes demolition works in connection with approved scheme ref. 128563/FO/2020
- Denotes Area Under Application
- Denotes Vehicular Route
- Denotes Pedestrian Route



1 Site Access Strategy  
1 : 200



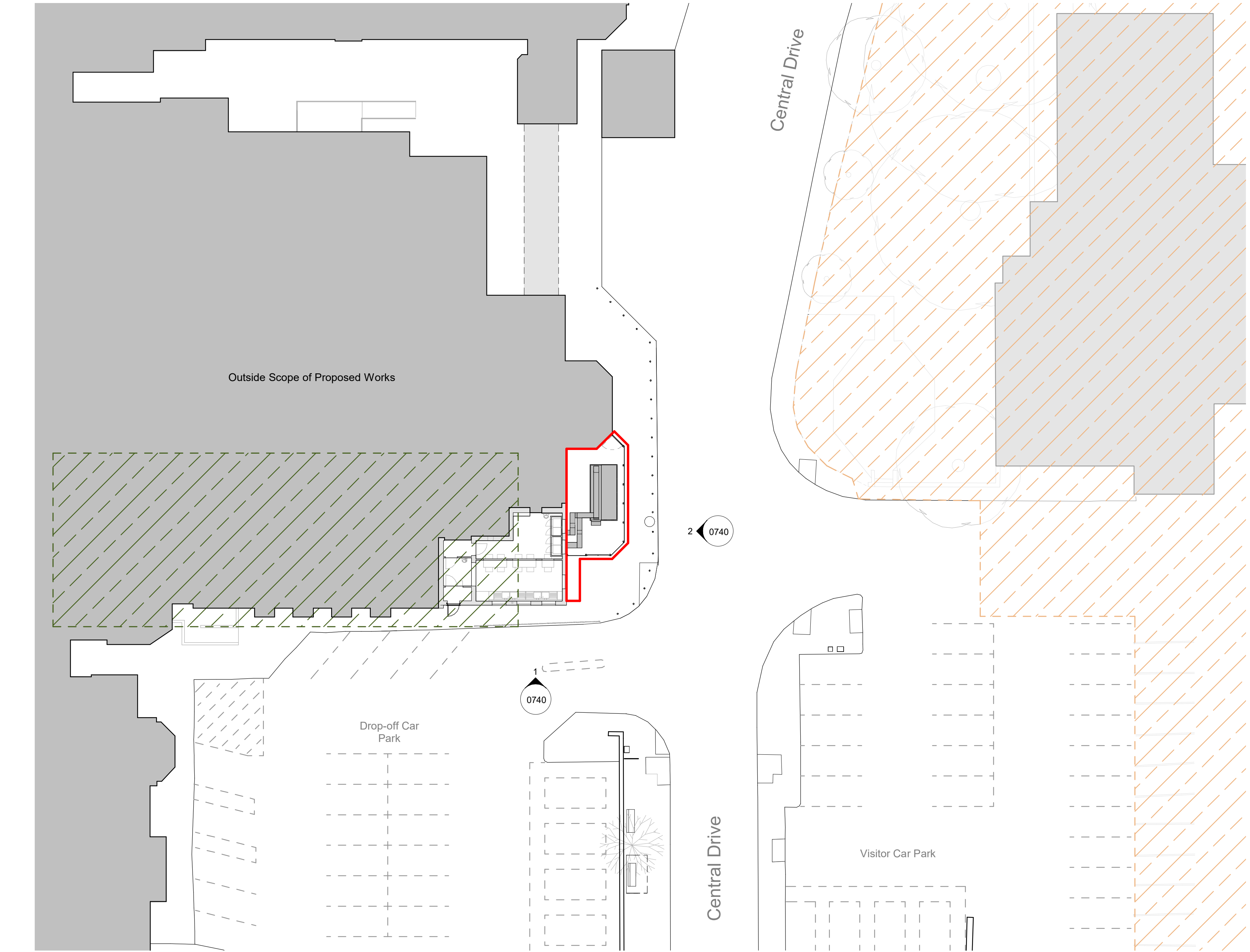
This drawing is copyright. Do not scale dimensions from this drawing for non-planning related purposes. "If in doubt ask". This drawing is to be read in conjunction with all other relevant drawings and specifications. All discrepancies on this drawing are to be reported to the architect. Do not modify any element of this drawing. Use drawing only for purpose(s) issued.

Client: Manchester University NHS Foundation Trust  
Project: NMGH Endoscopy  
Job No.: 22086  
Date: 04/02/24  
BIM Model: NMED-10A-M3  
QA: AG MQ  
Scale: 1 : 200@A2  
Drawing: Site Access Strategy  
Rev notes: Planning Issue

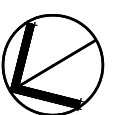
NMED-10A-V0-00-DR-A-0100-L1



-  Denotes area of current demolition works in connection with approved scheme ref. 128563/FO/2020
-  Denotes area of AHU rooftop installation under previously approved scheme ref. 131018/FO/2021
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**1** Proposed Site Plan  
1 : 200



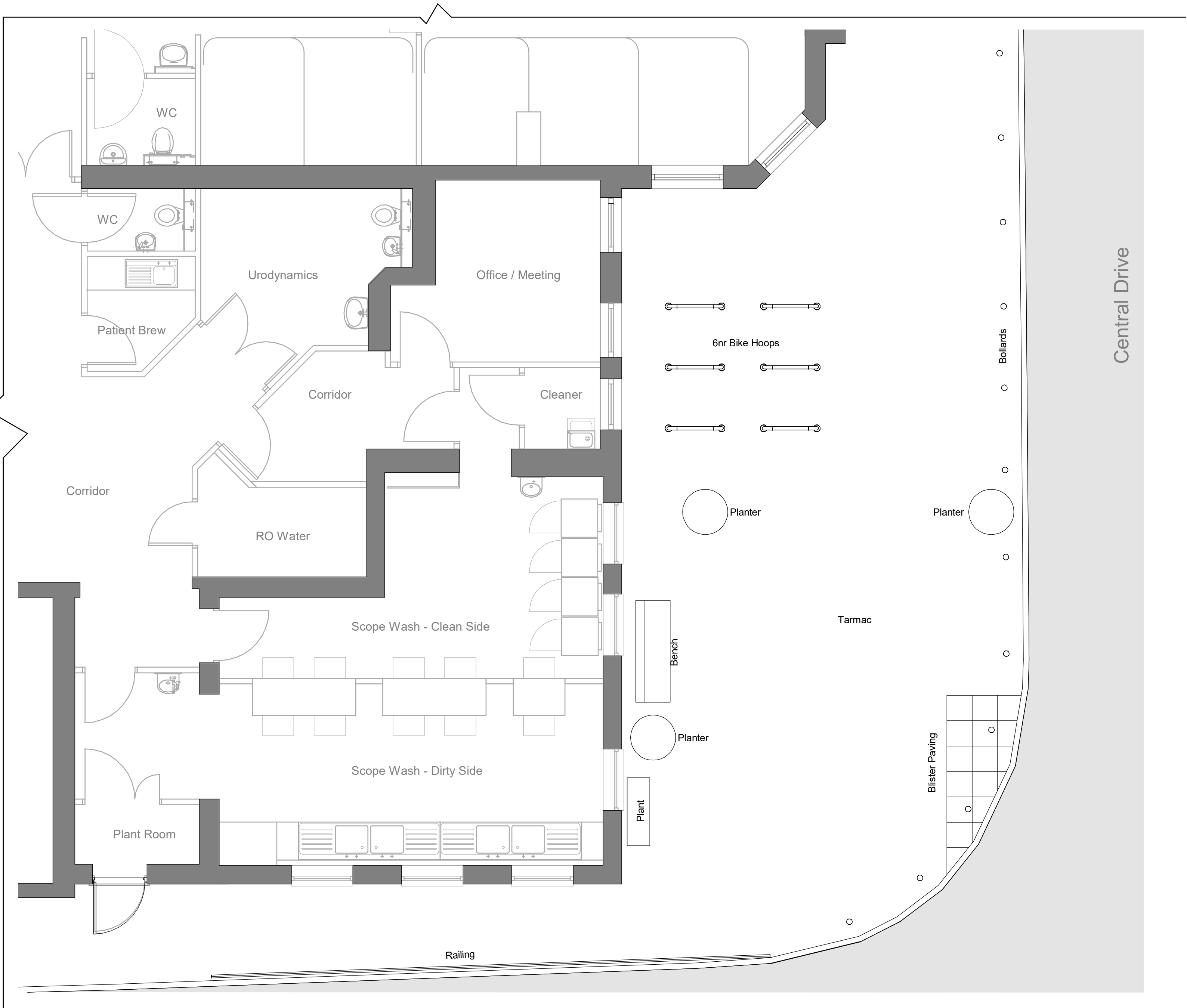
1

Existing Ground Floor Plan

1:50

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Scale 1:50

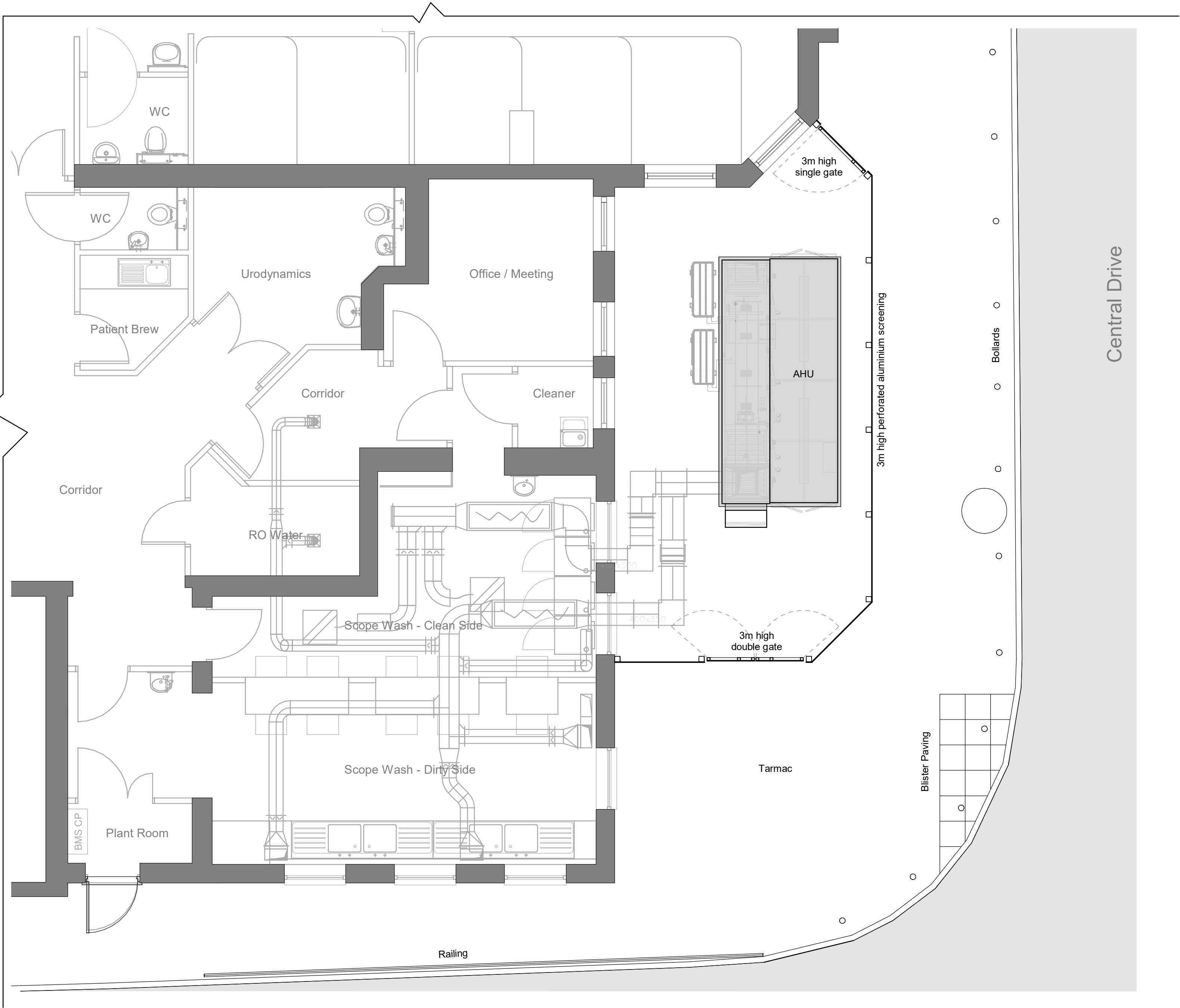


1

Proposed Ground Floor Plan

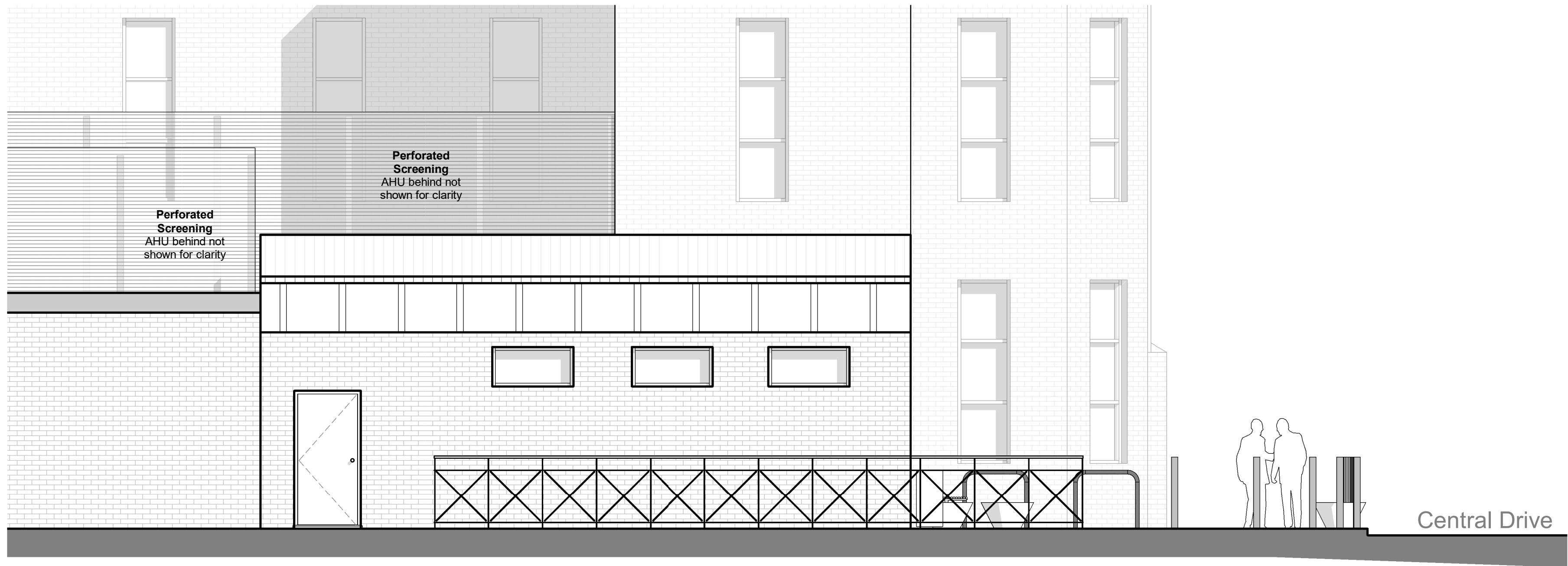
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This drawing is copyright. Do not scale dimensions from this drawing for non-planning related purposes. "If in doubt ask". This drawing is to be read in conjunction with all other relevant drawings and specifications. All discrepancies on this drawing are to be reported to the architect. Do not modify any element of this drawing. Use drawing only for purpose(s) issued.



Scale 1:50

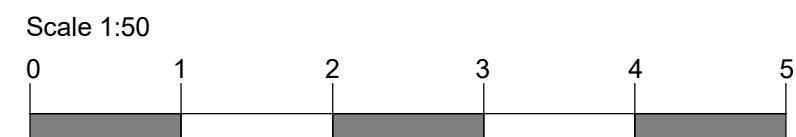


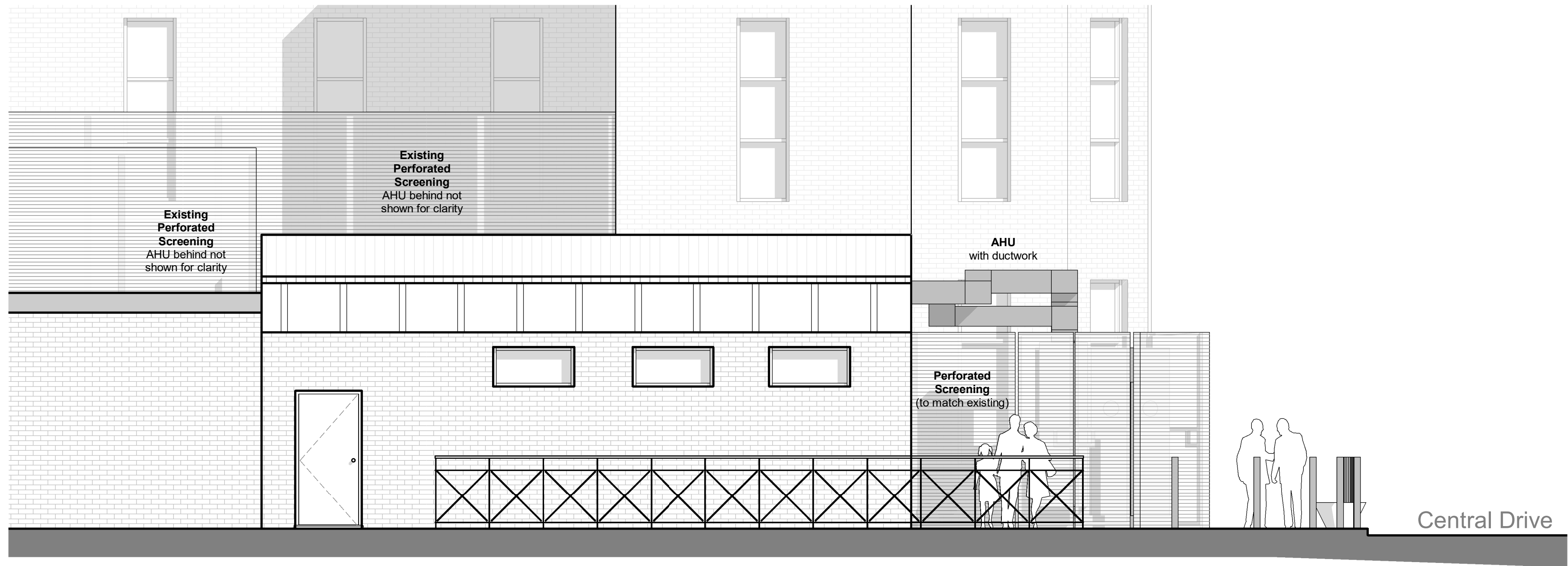


**1** Existing East Facing Elevation  
1 : 50 Ref Sheet: 9010

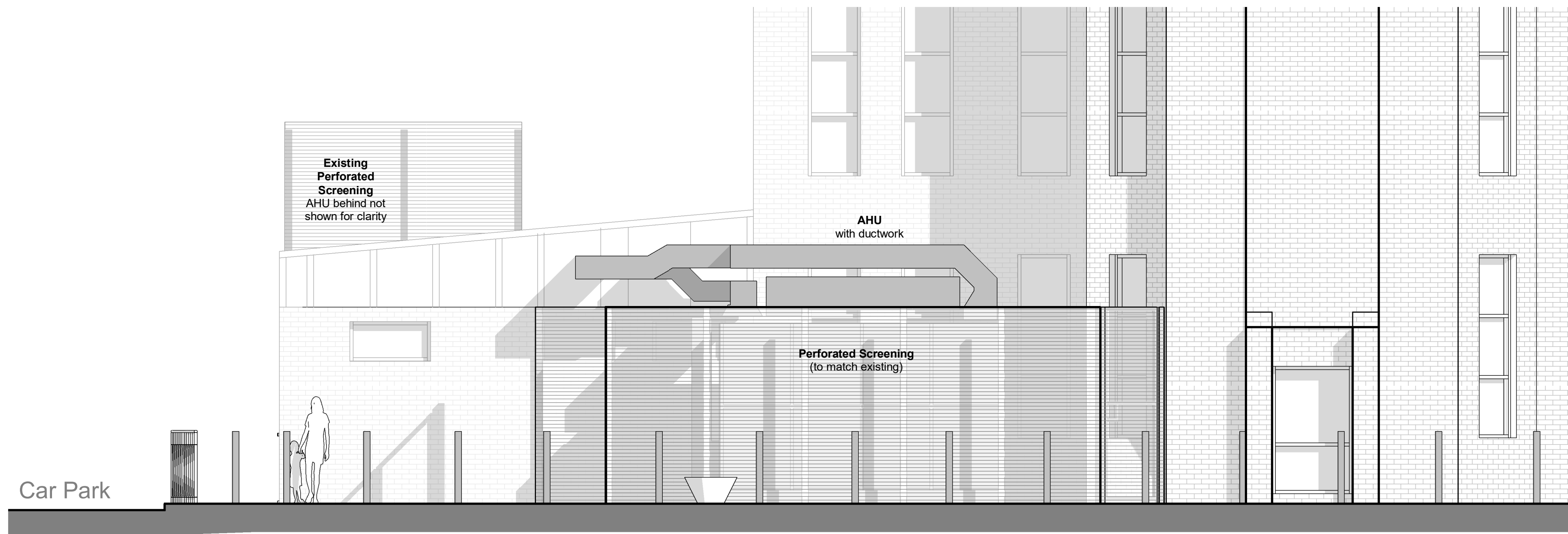


**2** Existing South Facing Elevation  
1 : 50 Ref Sheet: 9010





**1** Proposed East Facing Elevation  
1: 50 Ref Sheet: 9001



**2** Proposed South Facing Elevation  
1: 50 Ref Sheet: 9001

