



NMGH - REFURBISHMENT TO NORTH ELEVATION OF CORRIDOR LINK BRIDGES BETWEEN BLOCKS A TO F

DESIGN & ACCESS STATEMENT

MAY 2024





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1.0 INTRODUCTION

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

In the wider context, the hospital site is bordered to the west by a mix of residential and parkland areas and to the east by a thick tree line and industrial/commercial units. As shown in the adjacent graphic, the area under application is deep within the grounds of the North Manchester General Hospital (NMGH) site in Crumpsall, north Manchester.

Specifically, the proposed works are to the existing north-facing elevation of the link corridors between Block A to F at Level 1 and Level 2.

Location of Proposed Site Works

North Manchester General Hospital



Figure 1: Aerial View of NMGH Hospital Site

1.3 BRIEF OVERVIEW

As part of the ongoing life cycle works at NMGH, the Trust engaged with 10architect to perform a conditional survey of the existing timber north-facing façade of the link corridors between Block A to F at Level 1 and Level 2, and if required, develop a scheme of remedial works for the making good the external envelope.



Figure 2: Aerial View of the North Facing Elevation of the NMGH Hospital Site

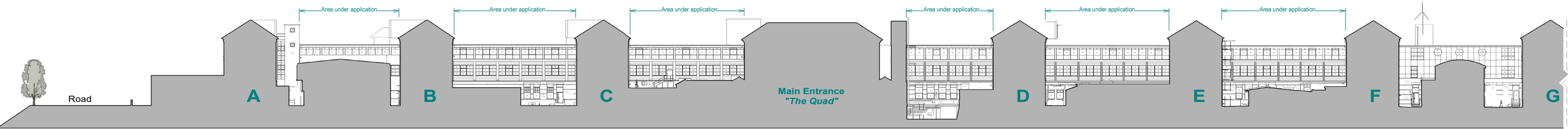


Figure 3: Site Section of the North Facing Elevation of the NMGH Hospital Site

1.4 CONTEXT AND 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 the immediate context, the entire south-facing facade of the link corridors received redevelopment works circa. 1990s which dramatically improved the facade’s function and overall aesthetic of the façade, as highlighted in the adjacent graphic.

The proposed works aim to refurbish the north-facing elevation aligning it with the south, in terms of general aesthetic quality, overall efficiency, and performance.

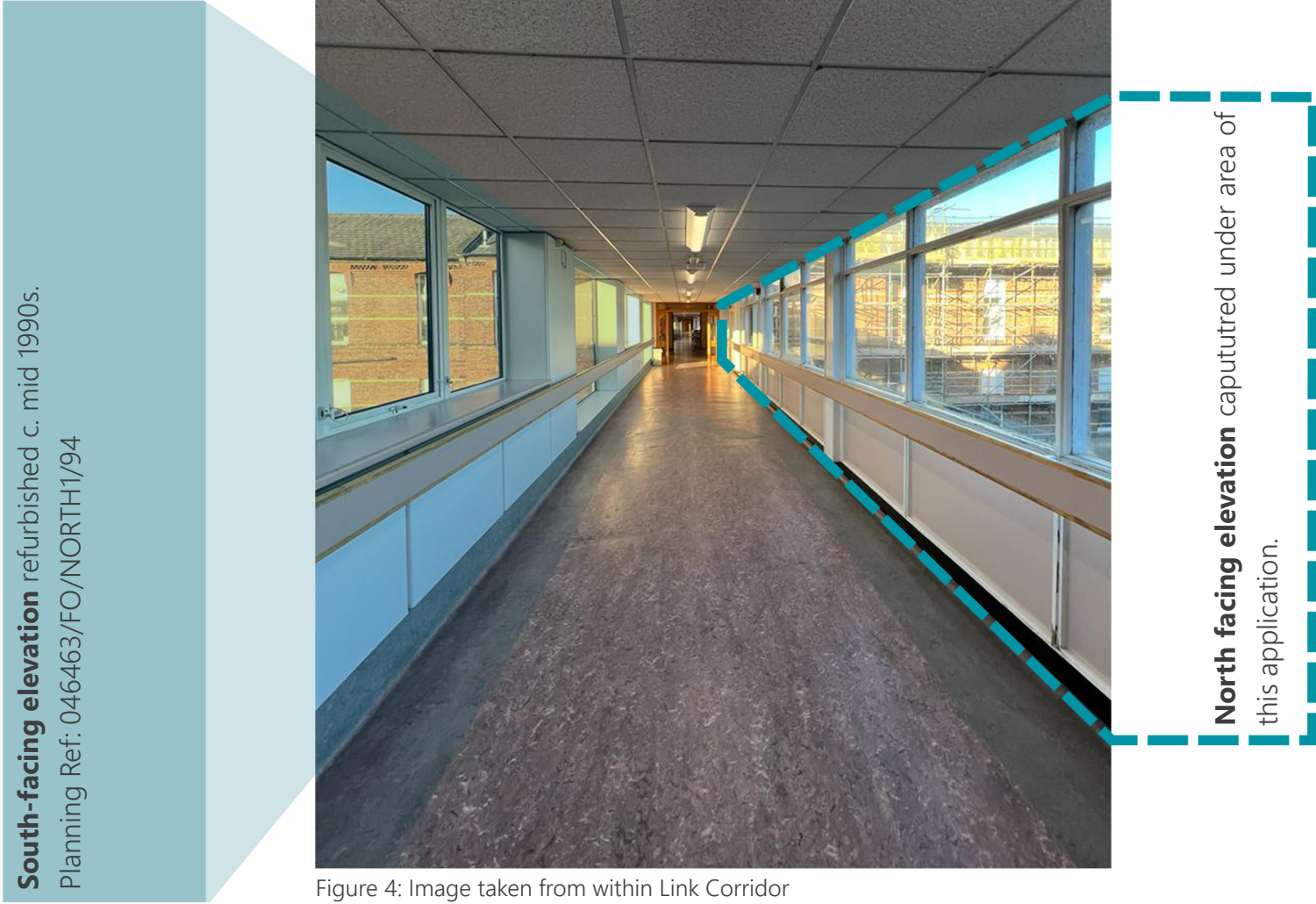


Figure 4: Image taken from within Link Corridor

1.5 CURRENT CONDITION

The primary catalyst for these proposed works is the condition of the existing north-facing façade.

As shown below, many components within the envelope are displaying signs of reaching the end of their serviceable life, with multiple areas of decay within the timber members.



Figure 5: Image displaying existing Corridor Link cladding between Block B & Block C



Figure 6: Image displaying internal condition of Corridor Link cladding



Figure7: Image displaying decayed elements in envelope

2.0 SITE ANALYSIS

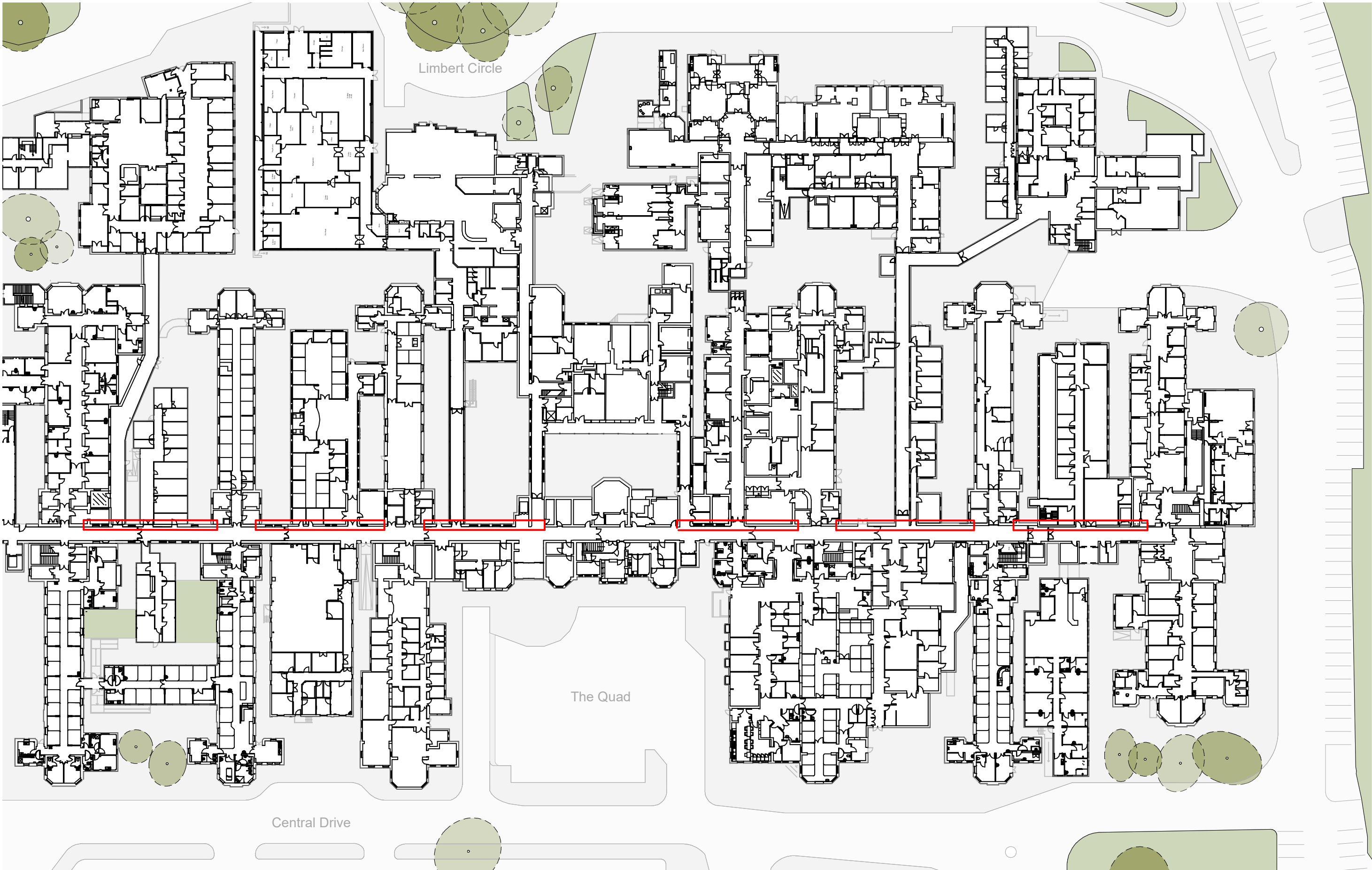
2.1 PROPOSED SITE

As detailed below, the positioning of the proposed works is deep within the hospital site with controlled restricted access and limited footfall.

A phased construction programme is to be implemented to ensure limited disruption to the existing building, which is to remain live at all times.

Visually, the area under application (highlighted in red) has no active frontages and is mostly obscured at street level from the Public Realm.

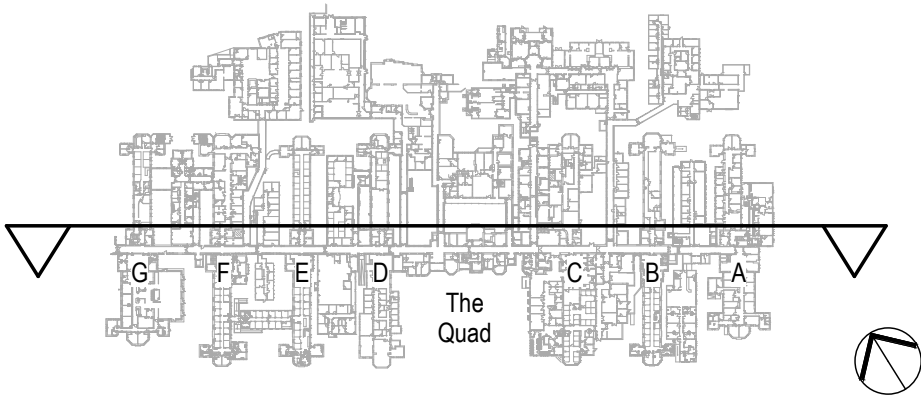
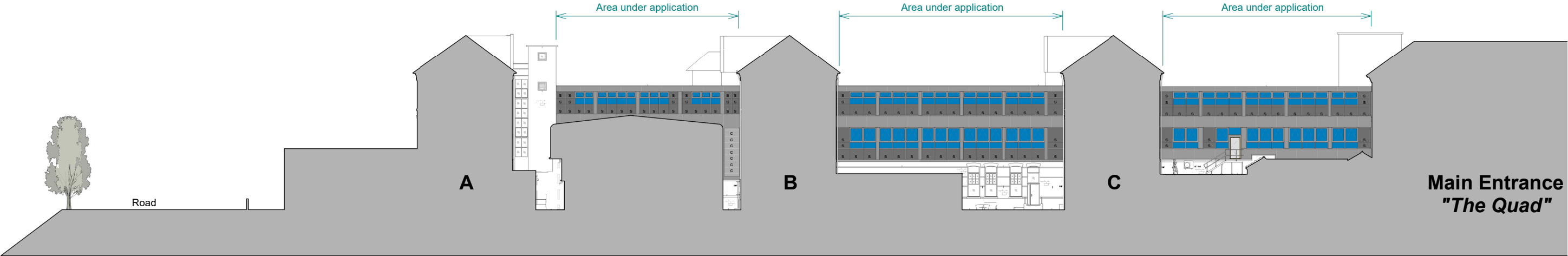
Area Under Application - c. 110m²



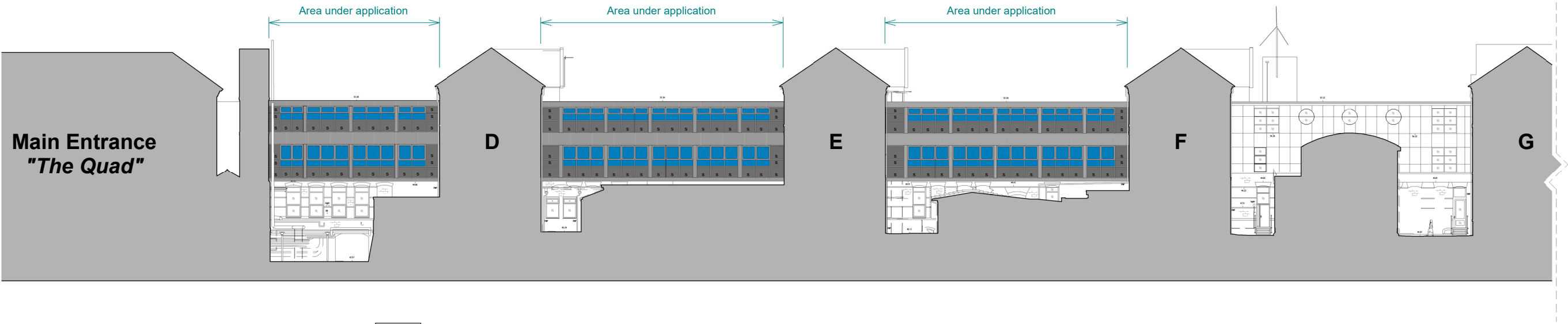
3.0 PROPOSED DESIGN

3.1 PROPOSED ELEVATIONAL TREATMENT

The proposed works will halt the deterioration of this segment of the hospital site and confidently uplift areas by introducing a clean, better-performing façade, with a material selection that compliments the adjacent structures within its context.



1 Proposed North Facing Elevation
1 : 200



2 Proposed North Facing Elevation Cont'd
1 : 200

- C Cladding Panel with PPC finish colour: TBC.
- Steel flashing panels with PPC finish colour: TBC.
- Glazed curtain walling panel
- S Insulated spandrel panel within curtain walling colour: TBC.



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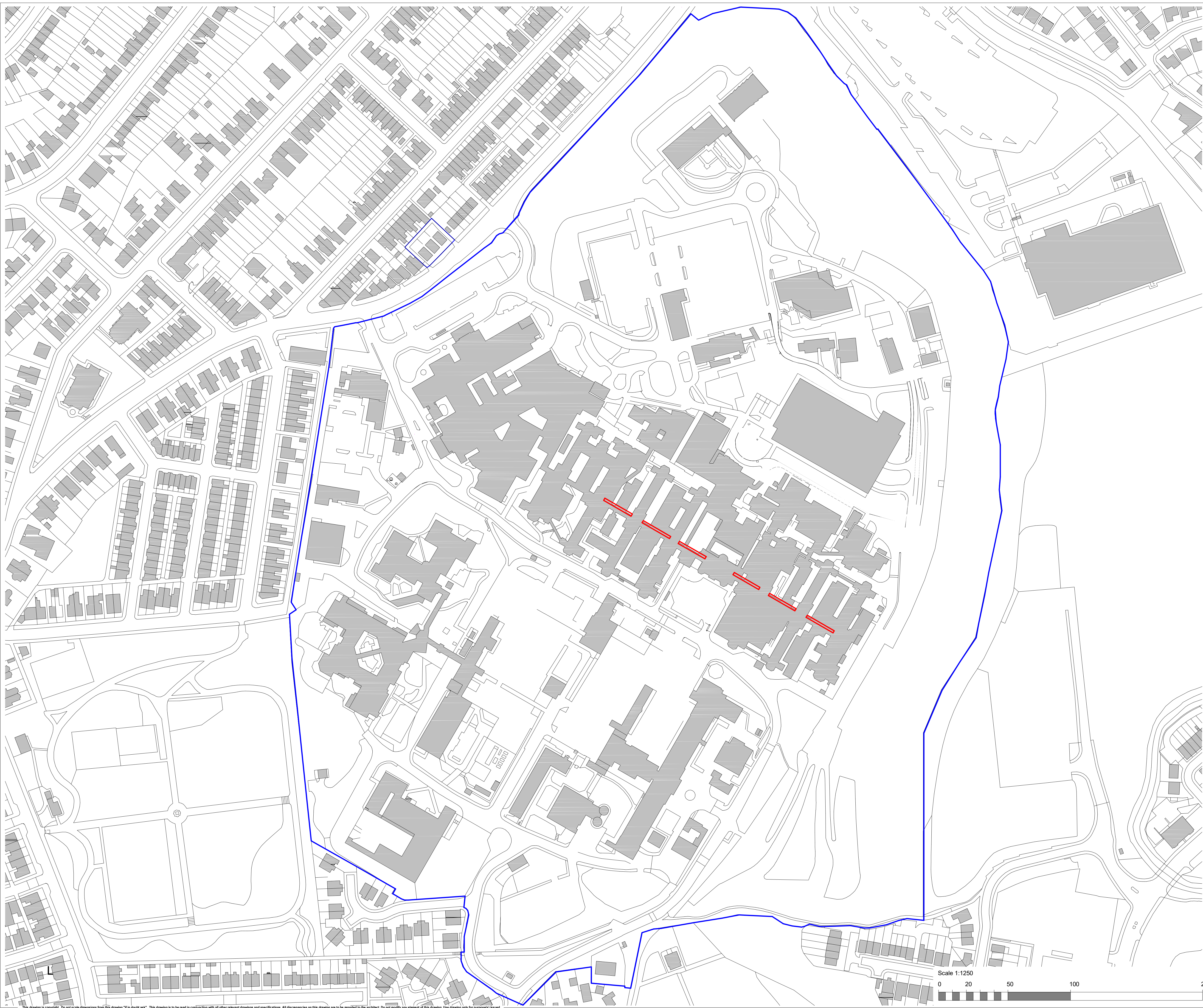
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4.0 APPENDIX



Derotes area under application
Derotes land ownership boundary

Rev Revision Notes
L1 Issue for Planning Consent

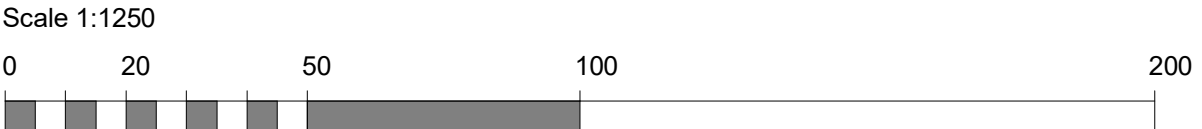
NMFR-10A-V0-00-DR-A-0001-L1

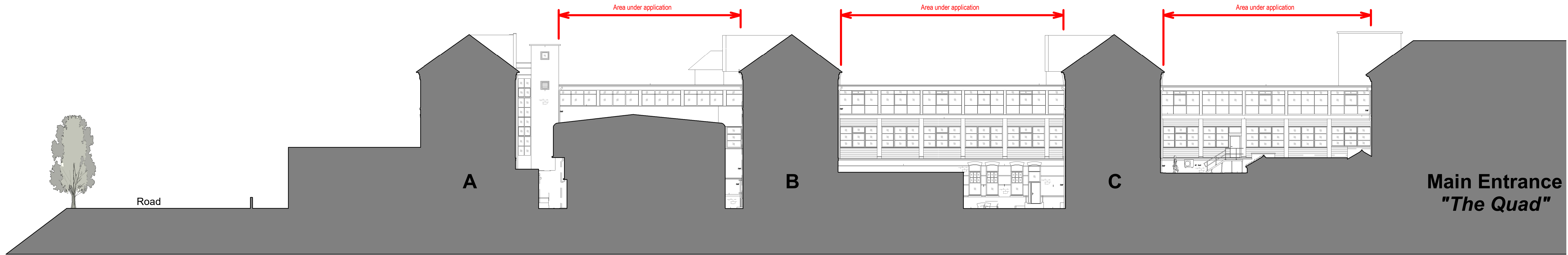
Client: MFT
Project: North Manchester Facade Replacement
Job No.: 22247
Date: 11/19/17
BIM Model: NMFR-10A-M3
QA: MQ AG
Scale: As indicated@A1
Drawing: Location Plan
Rev notes: Issue for Planning Consent

NMFR-10A-V0-00-DR-A-0001-L1

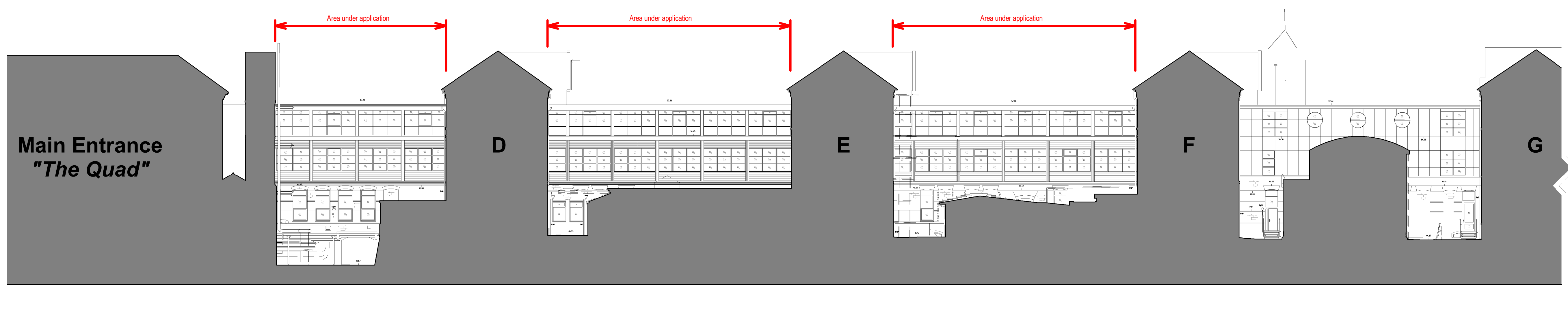


This drawing is copyright. Do not scale dimensions from this drawing "If in doubt ask". This drawing is to be read in conjunction with all other relevant drawings and specifications. All discrepancies on this drawing are to be reported to the architect. Do not modify any element of this drawing. Use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

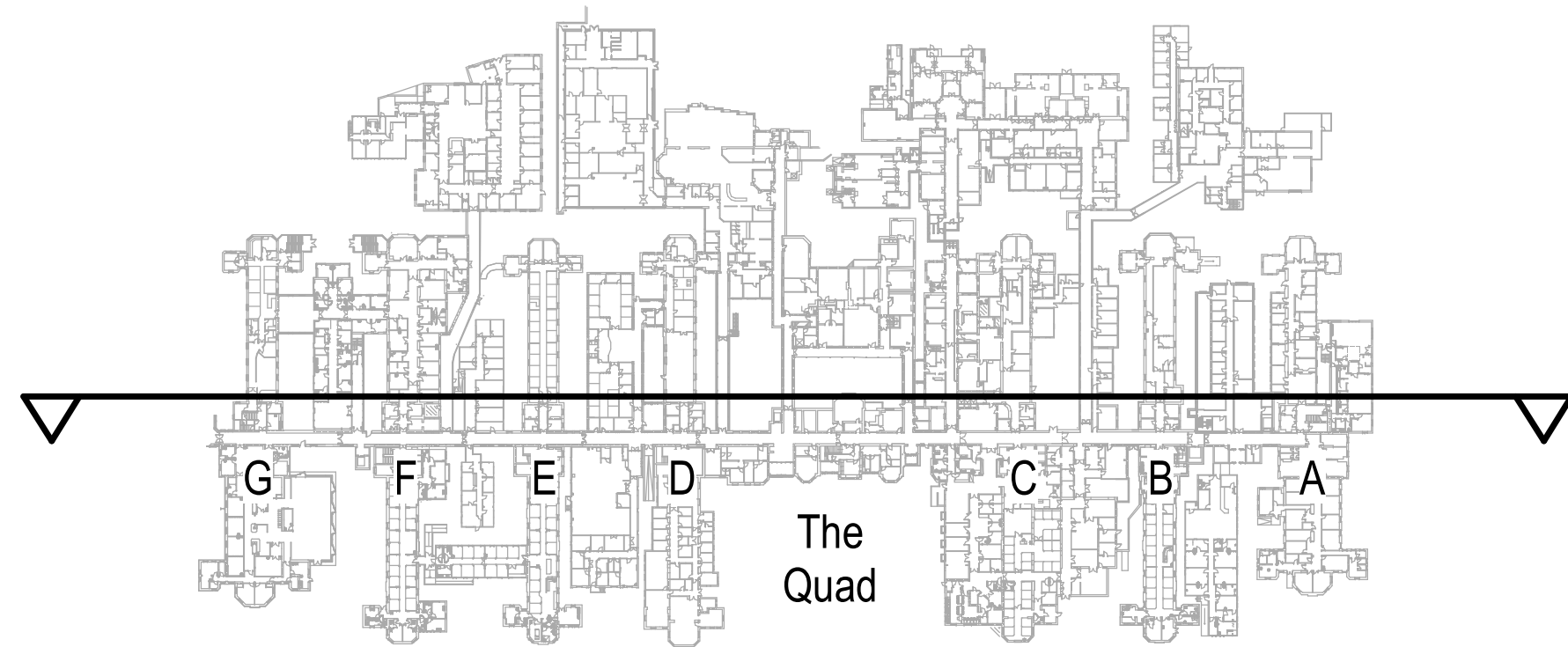




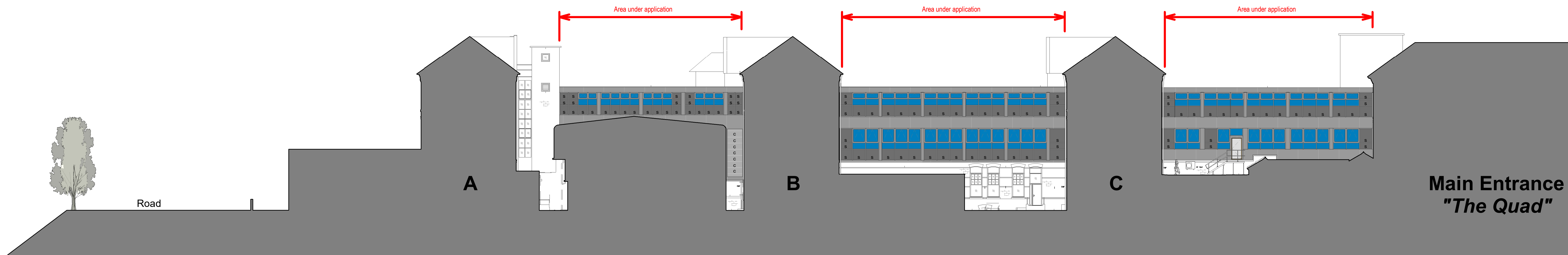
1 Existing North Facing Elevation
1 : 200



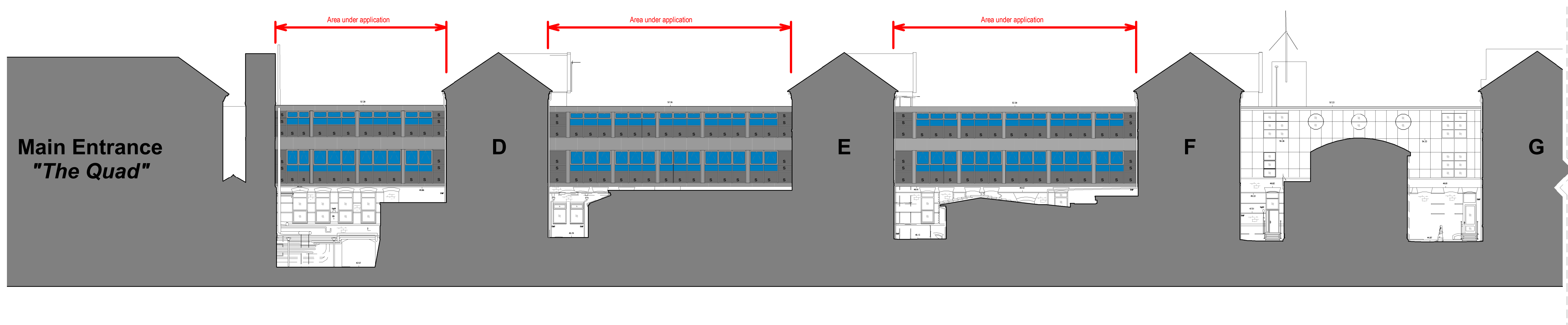
2 Existing North Facing Elevation Cont'd
1 : 200



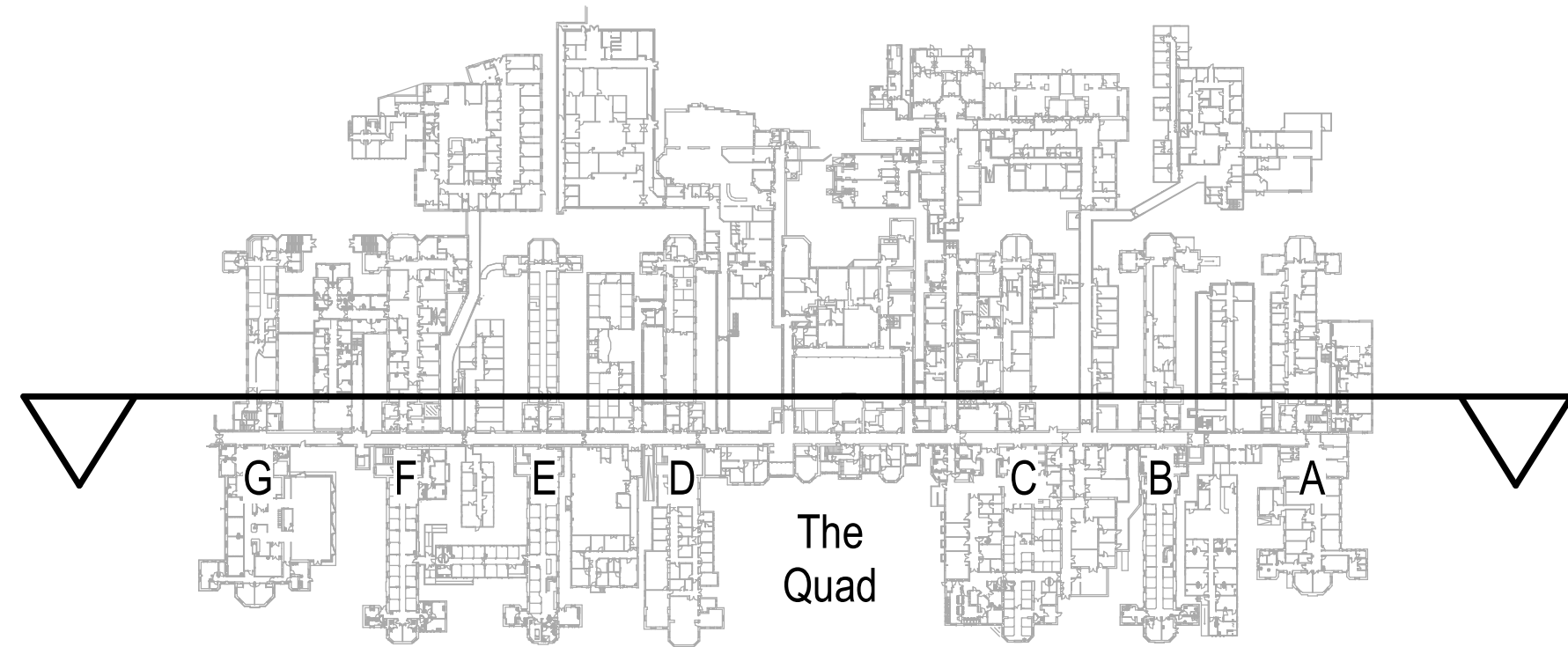
3 Existing Elevation Key Plan
1 : 1500



1 Proposed North Facing Elevation
1:200



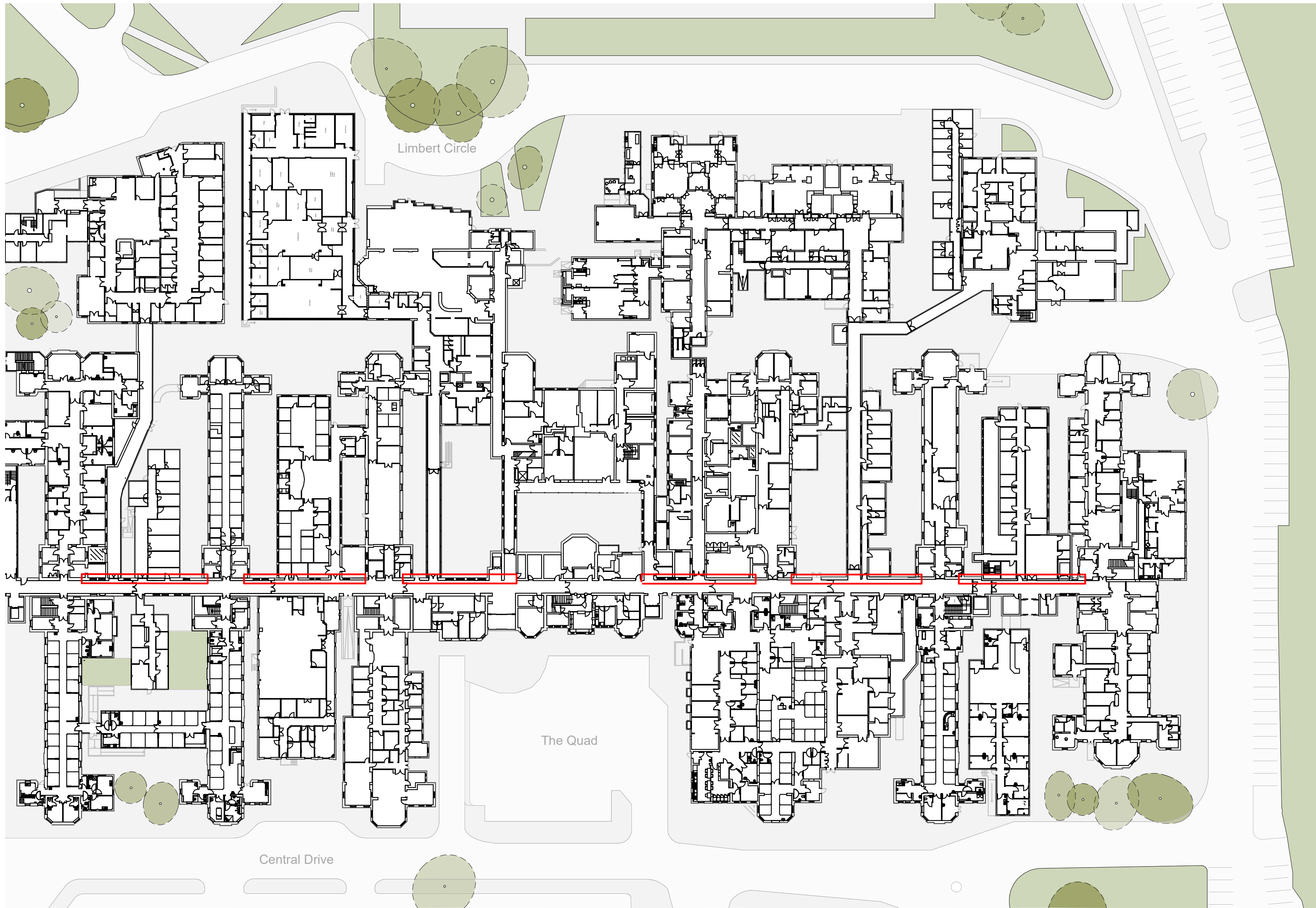
2 Proposed North Facing Elevation Cont'd
1:200



3 Proposed Elevation Key Plan
1:5000

- C Cladding Panel
Anthracite Powder-coated steel flashing panels.
Glazed Curtain Walling panel
S Indicates insulated spandrel panel in curtain walling.
External finish to match surrounding rainscreen

Material Key
1:5000



1

Level 0 - Site Plan
1:500

Denotes area under application

