# 1282-21 The Christie Hospital
# New Build CT-Radiology Building

Design & Access Statement

September 2023



This Design and Access Statement has been prepared by DAY Architectural Ltd on behalf of The Christie NHS Foundation Trust ("The Christie" and/ or "the Applicant"), for the proposed development of a new Advanced Scanning & Imaging Centre.

This document accompanies an application for detailed planning permission at the existing 'Block 19 & 20', developed in conjunction with:

The Christie NHS Foundation Trust - Trust

The Christie Charity - Charity

IHP - Client / Contractor

Hoare Lea - M&E Services Engineering Consultants

Mott MacDonald - Civil and Structural Engineering Consultants

Deloitte - Planning Consultants & Agents

Ridge Partners Ltd. - BREEAM Advisors

Hydrock - Fire Consultants

Turner & Townsend - Cost Consultant

Avison Young - Commercial Property Estate Agent

Archus - Project Consultant

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# 00 / INTRODUCTION & OVERVIEW

# 00 / Introduction & Overview

## Overview

### Application Description

This design and access statement accompanies an application for a proposed new four storey building at The Christie NHS Foundation Trust to deliver a new state-of-the-art diagnostic facility and future ward accommodation.

### The Client

The Christie NHS Foundation Trust (CFT) are renowned world experts in cancer care, research, and education. This single site treats over 60,000 patients a year.

### The Brief

As part of the Trust's ongoing commitment to upgrade existing facilities, their latest vision is for a new Advanced Scanning & Imaging Centre.

Located adjacent to the new Paterson Building on Wilmslow Road, this new development will principally be a three storey building with an additional level of enclosed plant. A section of the roof above this will also be utilised for plant, which will be suitably screened.

The proposed scheme sits on the existing CFT footprint of Blocks 19, 20 and part of 21. The design will be a modern, yet sympathetic to the surrounding context.

The proposed development will deliver an improved visual appearance for the site, which is a key interface between the Christie Hospital and Wilmslow Road. It will provide a balanced sense of scale and mass to existing areas.

Principles for the development are:

- Renewal of obsolete estate with backlog maintenance
- Replacement of the existing imaging unit
- Estate to accommodate upgraded scanners and imaging systems
- Improved waiting and consultation accommodation
- Increased sustainability with aspirations toward NHS Net Zero requirements
- Improved staff and patient experience

CFT's existing department has three CT scanners, all nearing their end of lifespan and require imminent replacement. The existing department facilities do not maximise on patient flow, environment, and dignity; all of which are key Trust drivers to improve the patient experience and formed the requirement for the new clinical brief.

The brand new facility also features upper floors which are proposed to comprise of ward accommodation to facilitate the decant of other below standard facilities currently located elsewhere within the Christie Hospital in Withington.



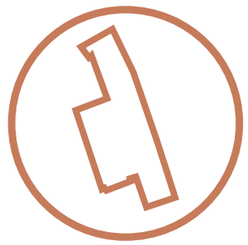
# 00 / Introduction & Overview

Site Location



# 00 / Introduction & Overview

Information & Statistics



Site Area c.3170 $m^2$



Location: Christie Hospital, Wilmslow Road, Withington



Critical links back to Paterson building and existing hospital



New development:
Level 00 - New CT & Radiology Department
Level 01 & 2 - Ward accommodation
Level 03 - Plant
Roof Level - Additional enclosed plant equipment



Internal Area (GIA) 9422 $m^2$
Ground Floor - 2435 $m^2$
Upper Floors - 6,987 $m^2$

# 01 / SITE CONTEXT & ANALYSIS

# 01 / Site Context & Analysis

## National Location

The Christie Hospital is one of the largest cancer treatment and diagnostic centres in Europe. Located within Manchester, in the Northwest of England, the hospital has been operational since 1892 and treat around 60,000 patients a year, with an additional quarter of their patients being referred to Christie from across the UK.



# 01 / Site Context & Analysis

Site Location




Macro Context

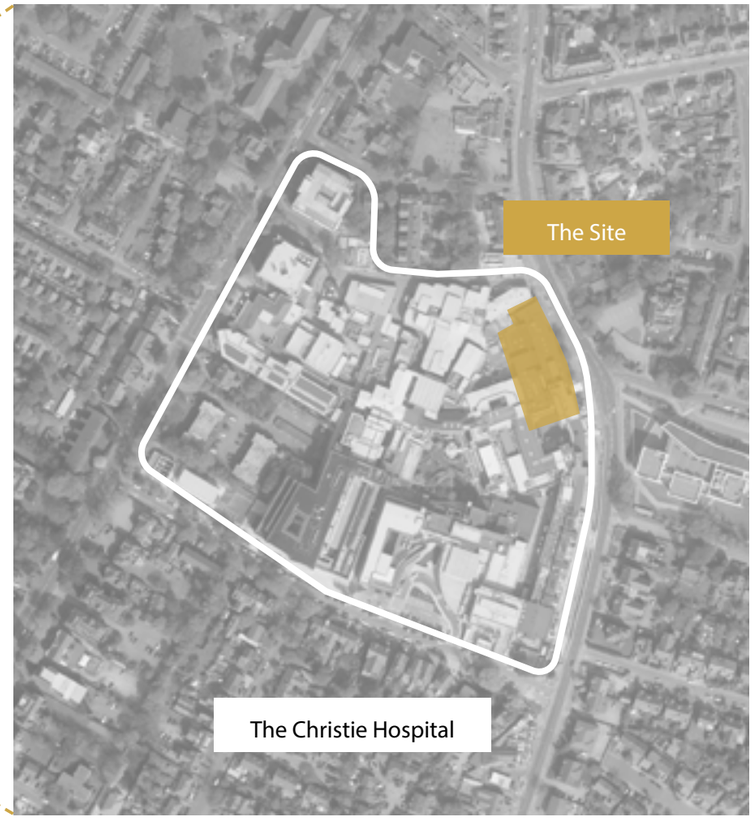
The Christie is located in Manchester and the hospital is operated by The Christie NHS Foundation Trust.




Meso Context

Withington is a suburb of Manchester, 4 miles  South of the city centre with a  population of just over 14,000 people. Withington was largely rural until the mid-19th century when it experienced rapid socioeconomic development and urbanisation due to Manchester's growing level of industrialisation.

Today, the residents of Withington comprise a mixture of families, university students and affluent "young professionals"— with strong education links due to the proximity to the University of Manchester and Manchester Metropolitan University. As a consequence, Withington is predominantly an area of mixed affluence.



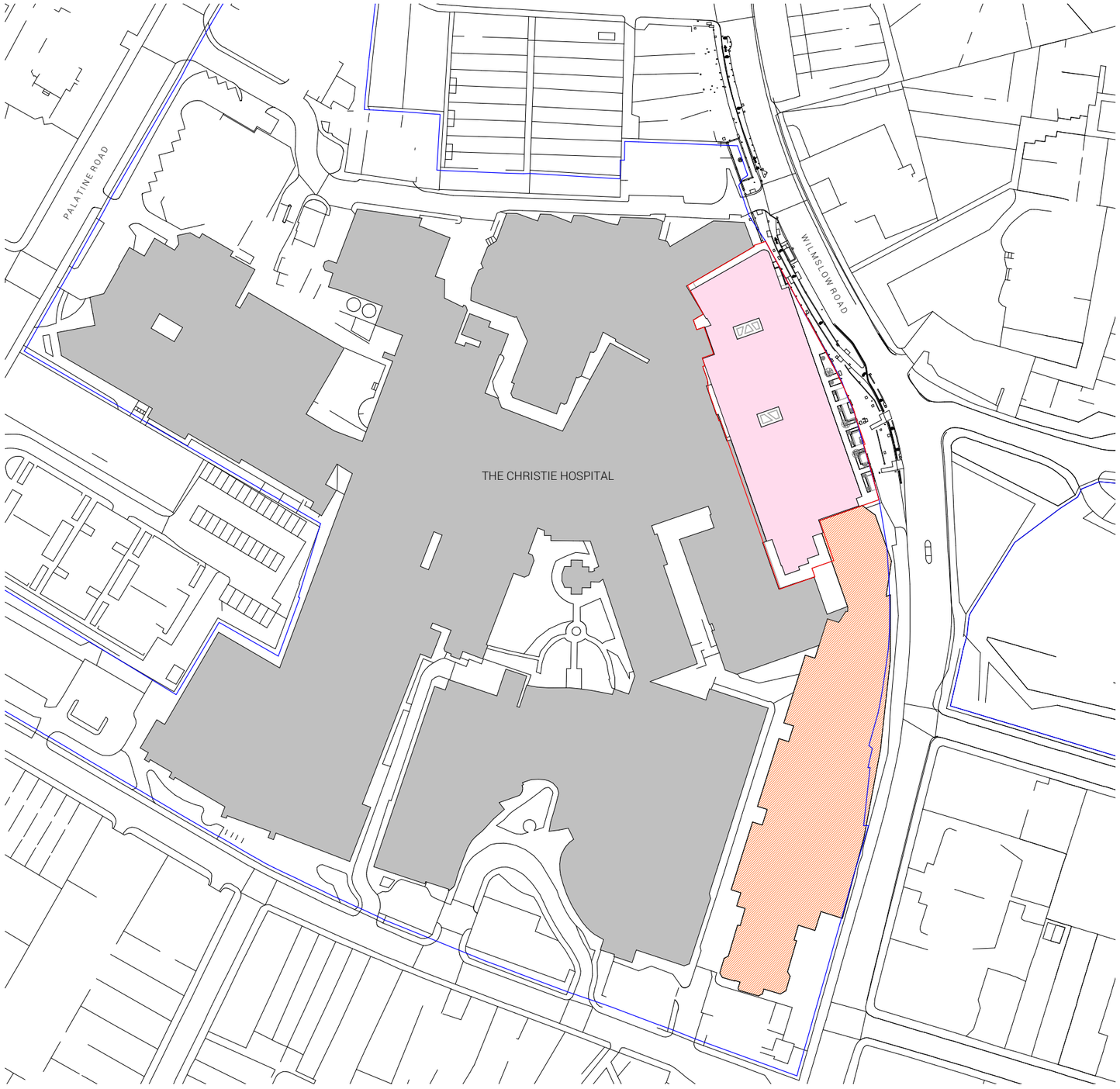

Micro Context

The site is located north east of the Christie Hospital in Withington and is bounded to the east by Wilmslow Road.. The current site is occupied by the Radiotherapy and Pathology department, of which will be moved into the proposed building.

Adjacent is the newly built Paterson Building, which is home to the Manchester Cancer Research Centre. The proposed design will bridge a connection between the two structures to create a unified design.

# 01 / Site Context & Analysis

Existing Site Plan - 1:500




Legend Key

- Site boundary line
- Other land owned by the Trust
- Location of new Paterson Research Centre

The hospital will see the demolition of the existing hospital blocks 19, 20 and part of 21, to facilitate the establishment of a new building and provide an improved state-of-the-art diagnostic unit.

The site is bounded by two vehicular routes providing good public and pedestrian transport routes, and surrounded by adjacent cancer treatment/support units.

The main entrance is to the south of the overall Christie Hospital site, with an additional dedicated outpatient entrance available from the Holt entrance.

There are several car parks already currently in use within the wider Christie hospital ownership.

# 01 / Site Context & Analysis

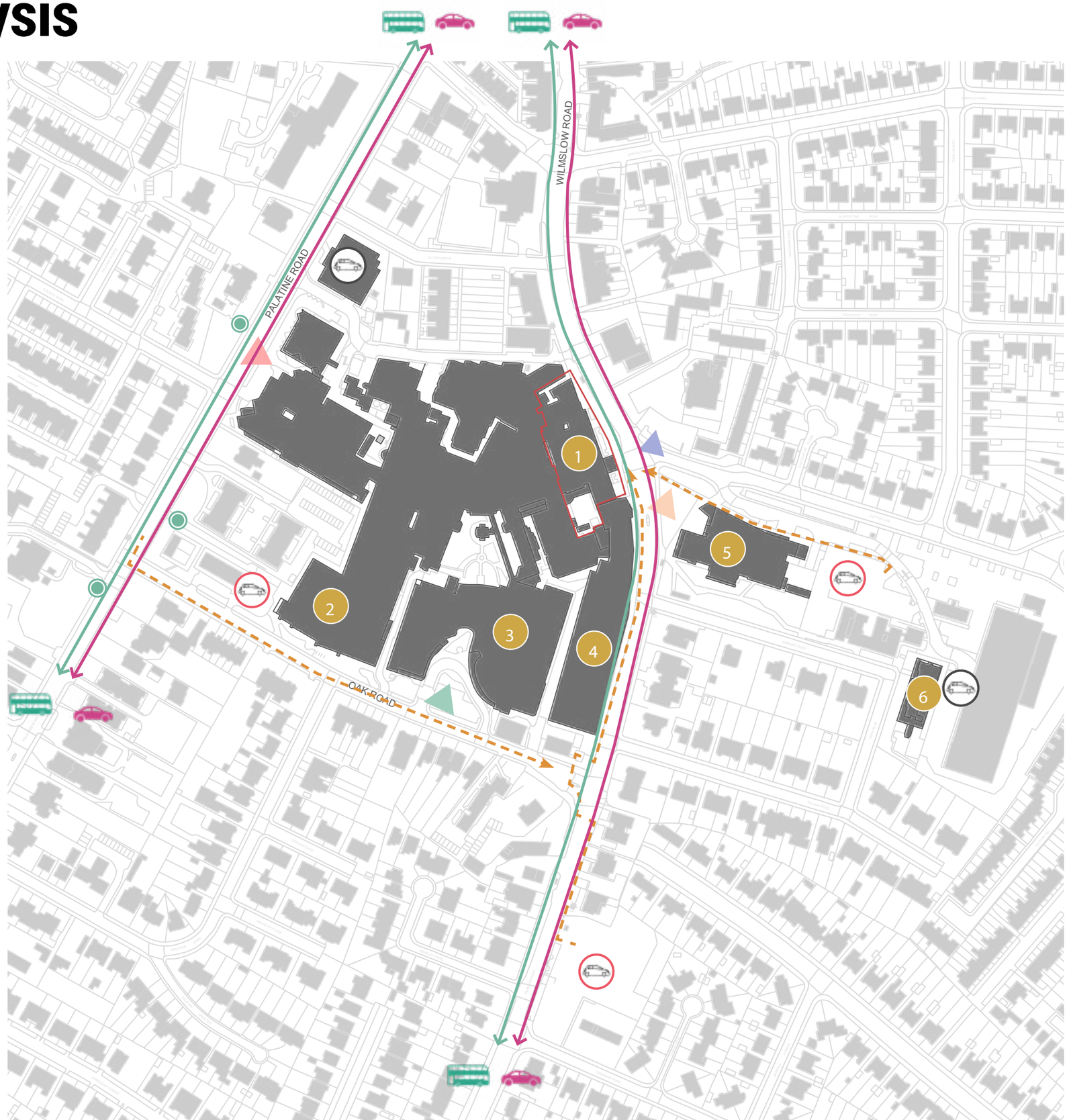
## Local Site Analysis

Key

- Site
- The Christie ownership
- Main Entrance and Drop Off zone
- Outpatient / Holt Entrance
- Palatine Road 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

N



# 01 / Site Context & Analysis

## Typology

Key

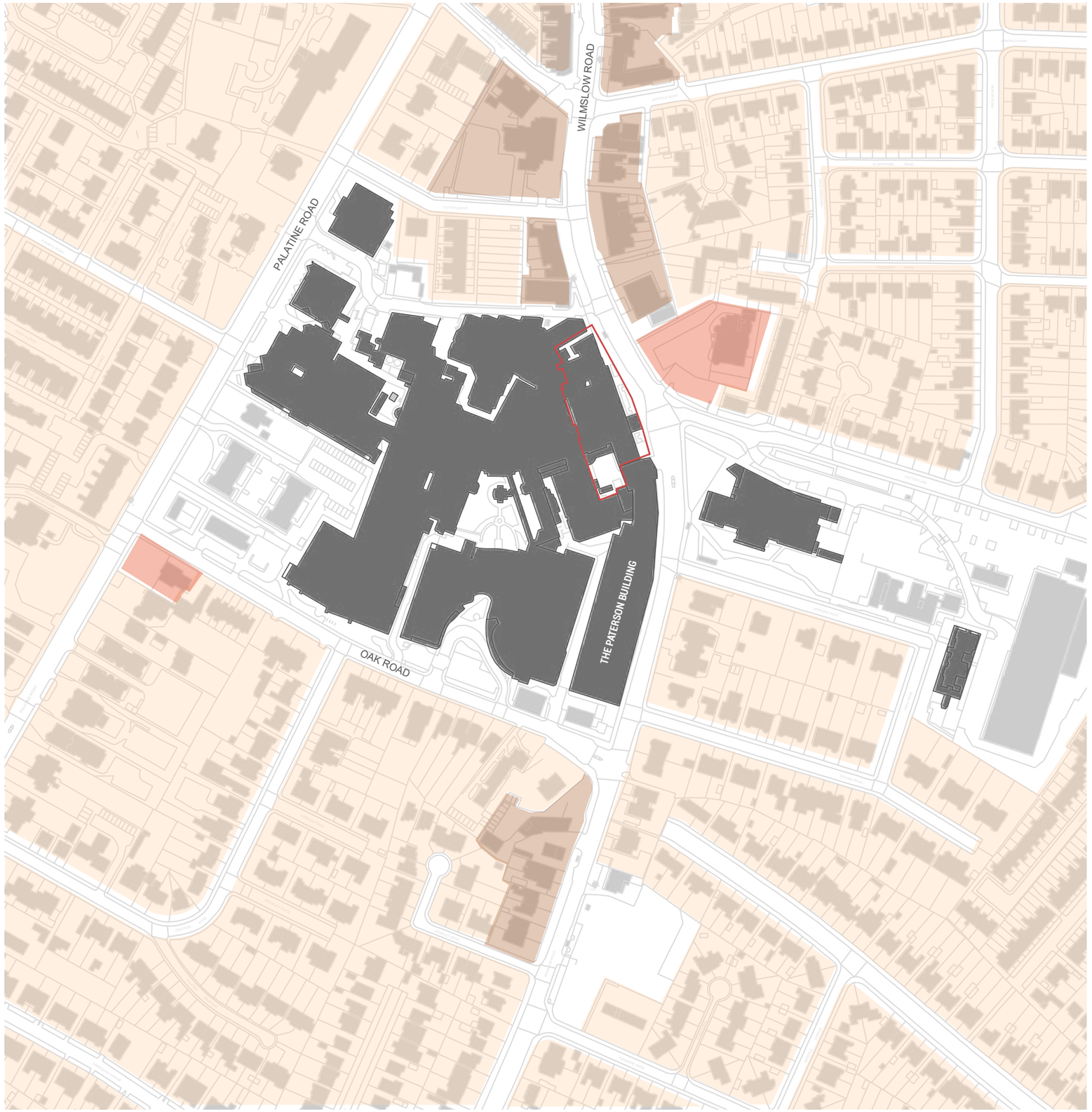
- Site
- The Christie ownership
- Residential
  Low rise 2/3 storey
- Commercial/private businesses
  Low rise 2/3 storey
- Primary school

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 directly next to the proposed site.

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

N



# 01 / Site Context & Analysis

## 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

# 01 / Site Context & Analysis

## Heritage Asset Plan

Key

Site

Conservation Area

1

Listed Buildings (Grade I/II)
1. Red Lion Inn (II)
2. Milestone (II)
3. Church of St Paul (II)
4. Pair of Stone Piers (II)
5. Former White Lion Public House (II)
6. Pair of Stone Piers (II)

1

HER Name
1. St Cuthbert's Church
(and site of former chapel)

The site does not sit within  a conservation area but there is one adjacent to the north. There are also a number of buildings surrounding the site of historical significance. Both of these factors will be taken into consideration in the design approach to ensure the new development will be suitably sympathetic to the local context.



# 01 / Site Context & Analysis

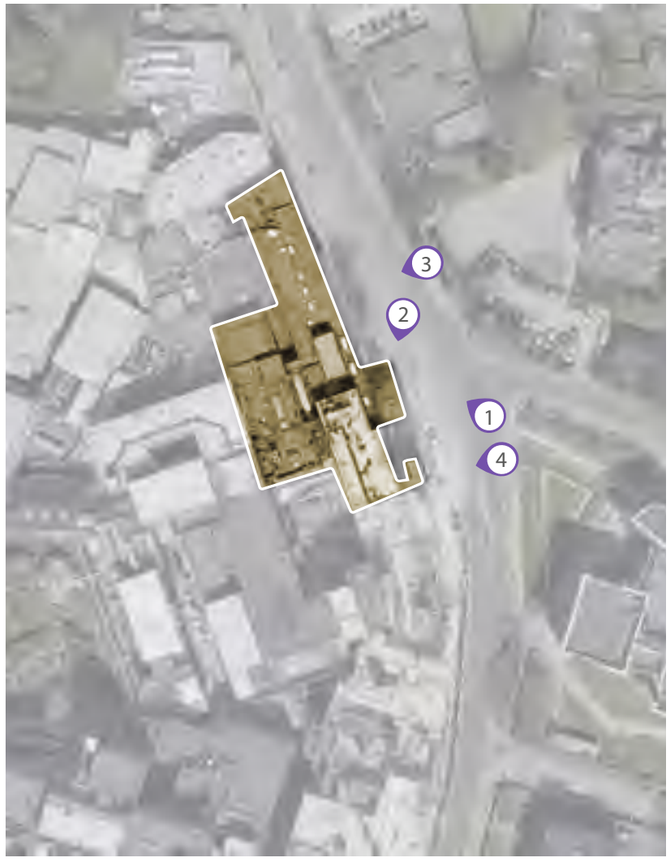
Key views




View of Holt Entrance




Facade view at pedestrian crossing







Relation to the Paterson Building




Join at to the Paterson Building

# 01 / Site Context & Analysis

## Opportunities & Constraints

Due to the location and nature of the site, there are many opportunities the new proposal can utilise with the design. There are, however, some constraints that also need to be considered to develop a appropriate and sympathetic new building.

### OPPORTUNITIES

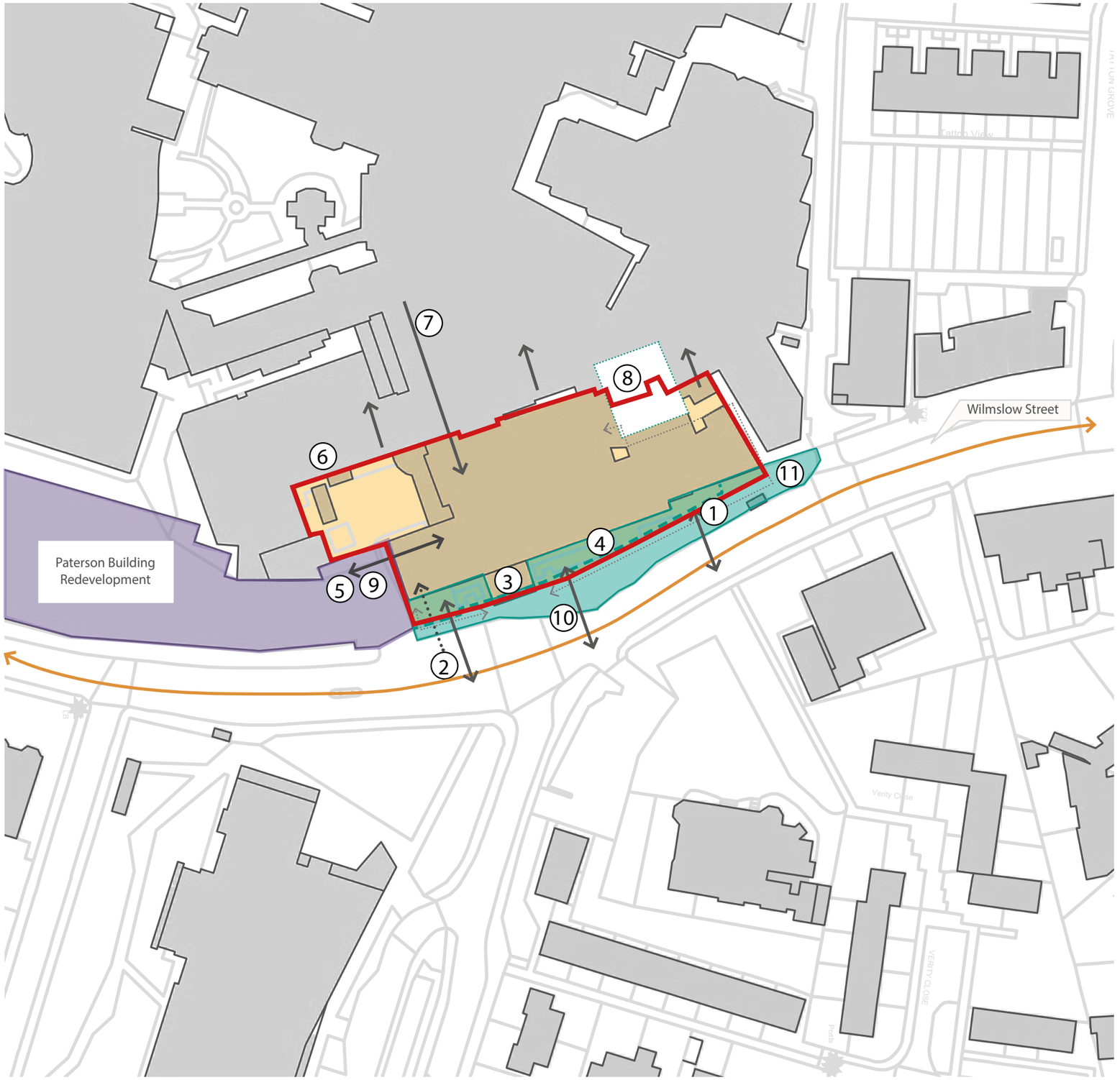
1. Active Frontage
2. New Main Entrance
3. Existing Holt Entrance to be replaced/ allocated in the atrium gallery
4. Landscape buffer from road/ public realm
5. Opportunity to add connection between Paterson Building and the New CT-Radiology Building

### CONSTRAINTS

6. Restricted footprint/ density of site
7. Maintain existing Hospital
8. Retention of existing Linax (in use)
9. Abutment to New Paterson Building - scale/ massing
10. Proximity to major highway
11. Long and narrow site

KEY:

- New Main Entrance
- Landscape Buffer Line
- Primary Vehicular Routes
- Active Frontage
- Paterson Building
- Existing Holt Building



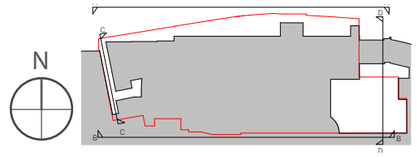
# 01 / Site Context & Analysis

## Existing Site Elevations

The majority of the surrounding area is low to mid rise scale, with the exception of the newly built Paterson Building. Therefore, the main design precedent that should be considered within the design are the low to mid rise buildings, especially as the existing building proposed to be demolished is of a similar scale of two storeys.

Directly adjacent to the site, is the original Christie Hospital signage which, although not listed, is of historical value to the history of the hospital and therefore benefits from being retained.

The existing materiality and aesthetic language of the context is  a varied mix of modern, contemporary design with linear features, and a more traditional, residential feel. Both of these elements will be considered in the new development's appearance.







Elevation B



Elevation C



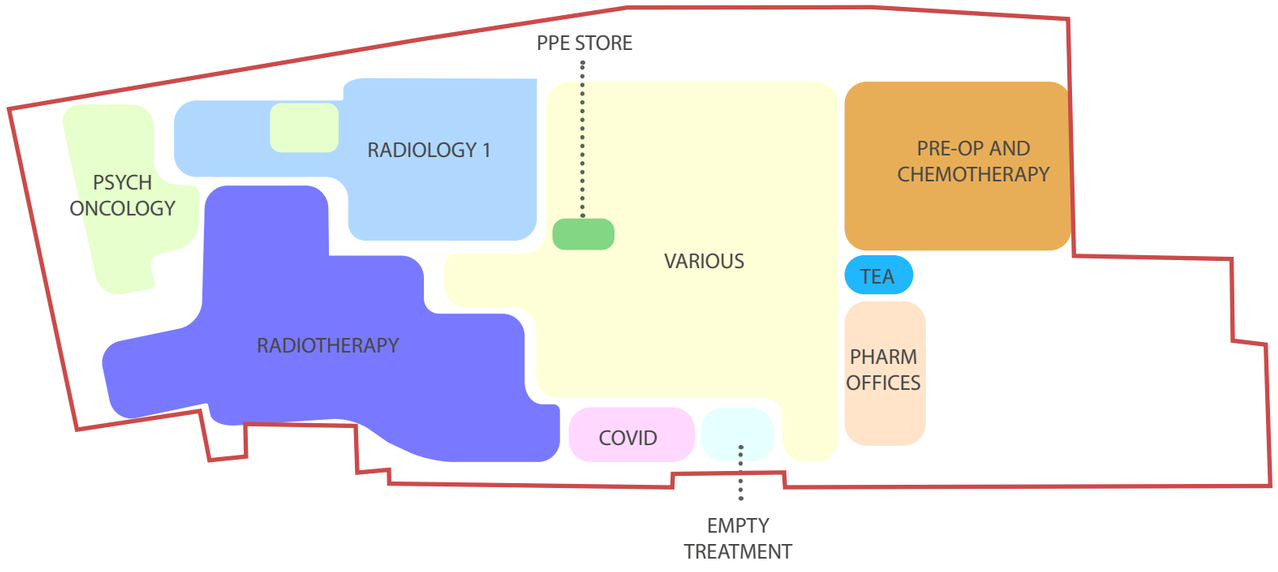
Elevation D



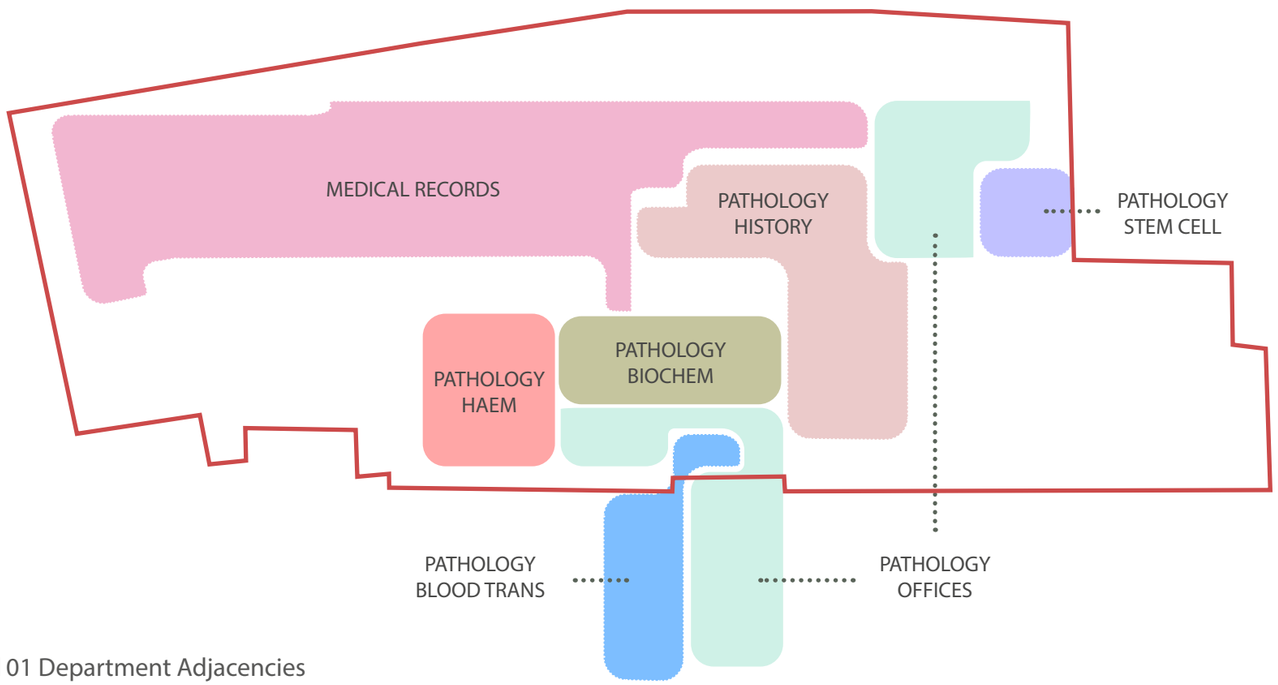

Elevation A

# 01 / Site Context & Analysis

Existing Departmental Plans - Zoning Diagrams




Level 0 Department Adjacencies




Level 01 Department Adjacencies

Denotes Scope of Works Boundary

These diagrams demonstrate the clinical flow of the current layout within the footprint of the building proposed to be demolished.

The diagrams show that the existing layout is disjointed and does not encourage an efficient operational flow between active diagnostic procedures and supportive investigatory practices.

The new CT, Radiology Department is proposed to focus on a more efficient building design to support the hospitals needs and clinical requirements.

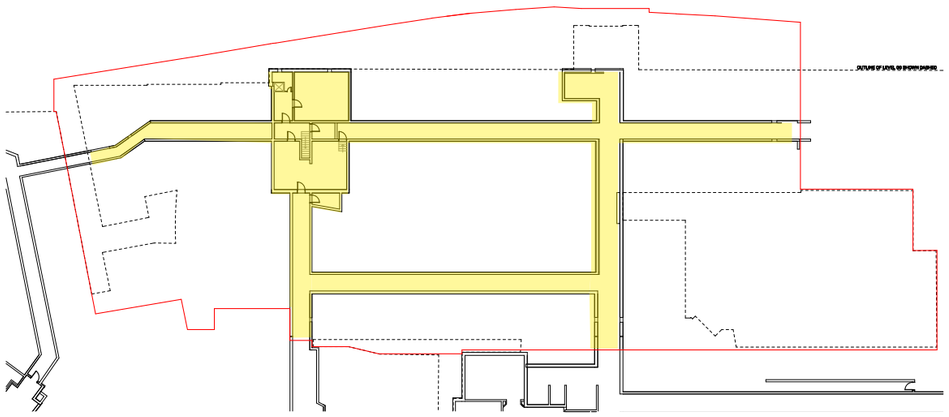
The proposed ground floor will house the buildings CT Radiology Departments, and form links towards the existing Hospital Street, to ensure all facilities are connected and easy to access. The upper floors will comprise of ward accommodation to enable the future decant of other sub-standard accommodation elsewhere at the Christie Hospital in Withington into the Proposed Development. The roof space will contain the buildings plant equipment and services which will be fully enclosed, and two stair cores provided to enable safe maintenance access.

The new proposed plan will consist of the following key accommodation:

- CT Department
- Radiology Department
- CT Simulation
- Shared Accommodation (Reception, consultation and staff)
- Ward Accommodation

# 01 / Site Context & Analysis

## Existing Department Overview

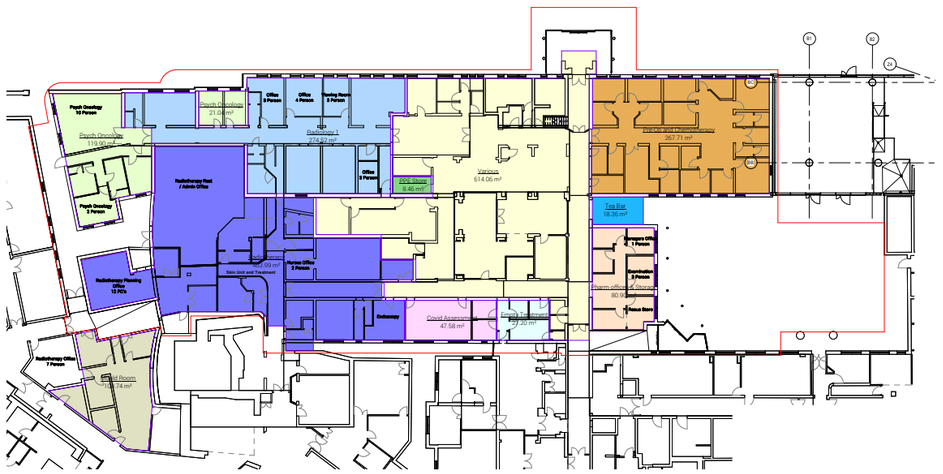


**Existing Department Provision**

- Derelict Basement

### Basement Level

The existing basement is derelict space that has a significant amount of asbestos, as such general access is restricted to competent and licensed persons.

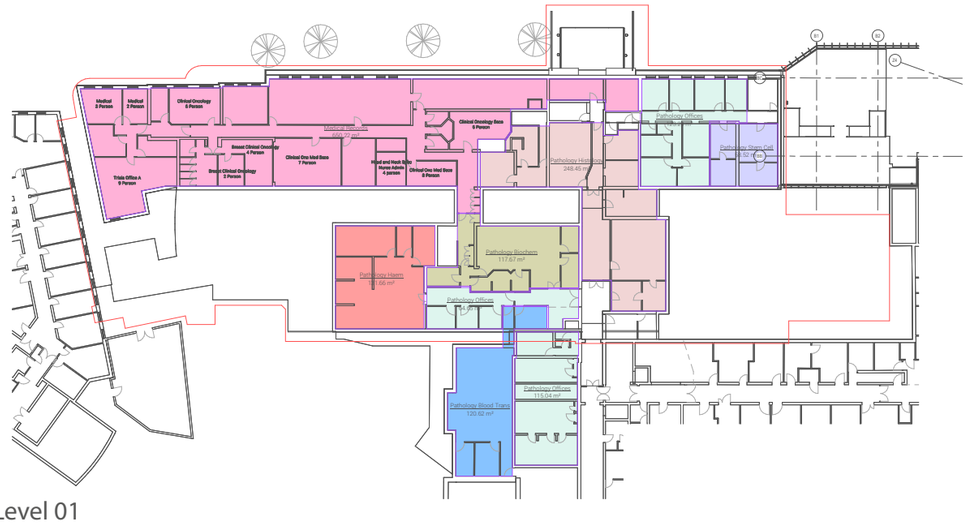


**Existing Department Provision**

- Covid Assessment
- Empty Treatment
- Mould Room
- Pharm offices & Storage
- PPE Store
- Pre-Op and Chemotherapy
- Psych Oncology
- Radiology 1
- Radiotherapy
- Tea Bar
- Various

### Level 00

Level 00 provides essential clinical space but the layout does not reflect the clinical flow. It is proposed that the pathology and radiology services will be relocated to an alternative site within the Christie hospital wider site to provide an improved work flow for both areas, and enables the premises to be vacated and demolished for the new state-of-the-art diagnostic department.

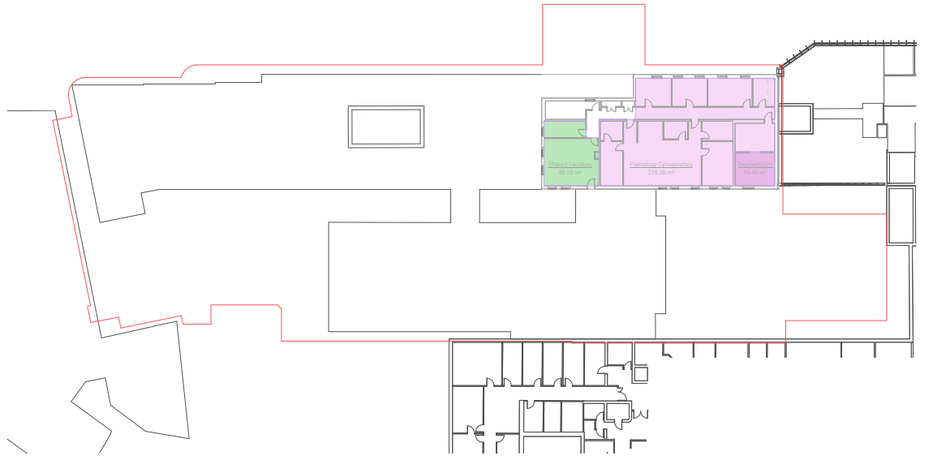


**Existing Department Provision**

- Medical Records
- Pathology Biochem
- Pathology Blood Trans
- Pathology Haem
- Pathology Histology
- Pathology Offices
- Pathology Stem Cell

### Level 01

Level 01 is similar to Level 00 in terms of the existing pathology layout does not facilitate a smooth clinical work flow and is proposed to be improved in the relocation. The decant of this floor will provide adequate space for ward accommodation.



**Existing Department Provision**

- Biochemistry
- Pathology Cytogenetics
- Shared Facilities

### Level 02

Level 02  is also to be fully relocated elsewhere within the Christie Hospital wider site to benefit from an enhanced and more concise operational flow, and will provide another level of ward accommodation within the new building.

# 01 / Site Context & Analysis

## Existing Landscape

The front of the proposed site currently has a softened frontage due to the line of existing landscaping.

A tree survey was undertaken and a total of 8 individual trees were identified during within the site's immediate vicinity (shown as trees T1 – T8 on the plan).

The tree cover comprises a mixture of semi to early mature ash and cherry specimens located within the street scene. All trees are located in slightly raised, bordered planting pits. An informal rhododendron hedgerow is located within the landscape between the planting pits, however this was not been surveyed within the context of BS5837 due the size not meeting the minimum criteria for stem diameter. The western canopies of most trees display evidence of previous pruning works, likely to provide adequate clearance from the building.

The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See Appendix 2) recommended by the BS5837. The grading system allows informed decisions to made about the design and impact of the development in relation to the arboricultural value of the trees surveyed.

In accordance with the cascade chart, none of the trees surveyed are considered to be of 'high' arboricultural value (Category A) and no tree veteran or ancient trees in terms of age class were identified.

Furthermore, no trees were identified to have significant merit that represent a major constraint to development on the site.

Nonetheless, the project team are aware of the importance to retain existing trees within the design if possible and further investigations have been carried out (details in section 2).




Site boundary line




Existing Tree Constraints Plan
1:250

# 01 / Site Context & Analysis

## 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".*

### 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);
- 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) 2021;
- The Christie Hospital SPF (2014);
- Guide to Development in Manchester Supplementary Planning Document (2007);
- Draft Greater Manchester Places For Everyone Joint Development Plan;
- Our Manchester Strategy 2016-2025; and
- Design for Access 2 (2003).

### 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 EN14 (Flood Risk);
- Policy EN17 (Water Quality);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN 18 (Contaminated Land and Ground Stability); and
- Policy DM 1 (Development Management).

### 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.

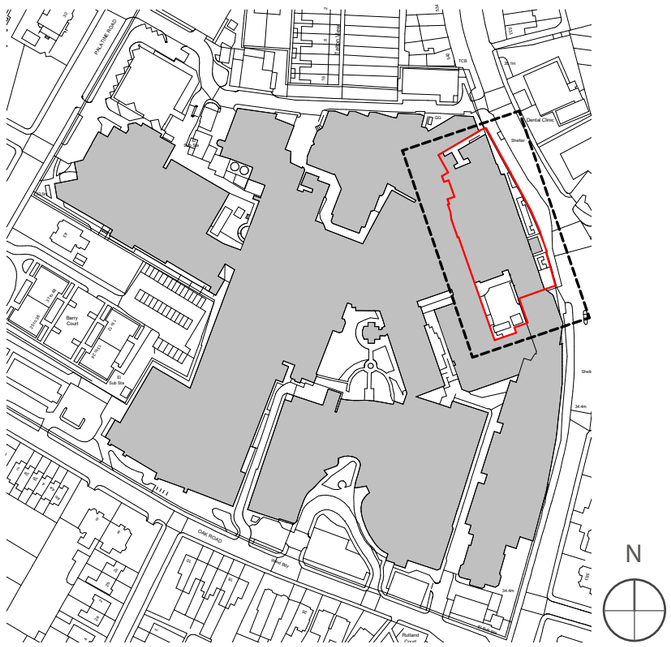
The Saved UDP Policies that have been considered are as follows:

- DC26 (Development and Noise); and
- WB2 (Employment and Economic Development).

# 02 / DESIGN DEVELOPMENT

# 02 / Design Development

## Proposed Site Location




Site Location & Demolition Requirement

Following the vast site context and analysis study, further more detailed investigations were undertaken to establish if it was possible to retain the existing building or potentially the structure. It was found that the existing walls are load bearing masonry which cannot be amended suitably to create the new development, so the existing layout cannot achieve the new spatial requirements to meet the clinical brief or operational flow.

In addition, the existing floor to floor heights are too low to accommodate the HBN recommended ceiling heights for a new facility. If these floors were retained it would create derogations from the outset which is not ideal in a new unit. It would also create compatibility issues with the new state-of-the-art diagnostic equipment as these require high ceilings and would not fit within the existing spaces.

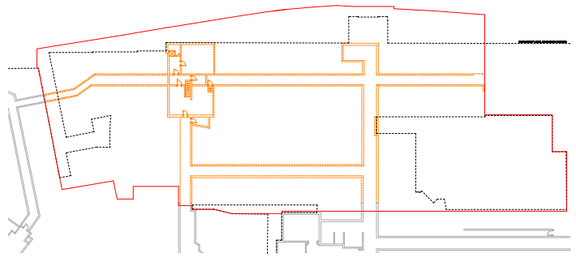
In addition, the existing internal ground floor levels vary significantly in several areas creating numerous ramps throughout the building making the patient journey sub-par. Redeveloping all floor levels would provide an opportunity to enhance both staff and patient experiences by forming a new building with continuous levels.

Furthermore, it was also identified that the existing basement has an extensive amount of asbestos so CFT cannot currently use any of this area. This has created a health and safety risk and ongoing management matter which would benefit from being fully removed.

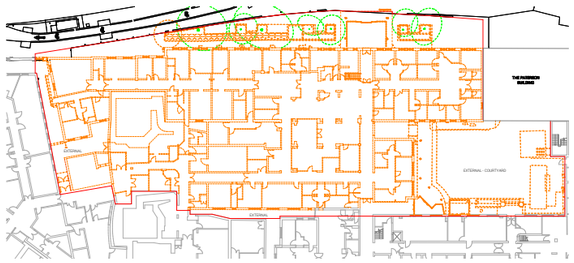
Following the above investigations, it was determined that the existing basement and footprint of blocks 19, 20 and part of 21 would require full demolition to successfully develop the new facility.

## Proposed Demolition Plans

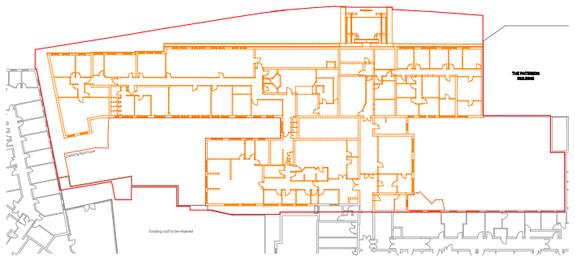


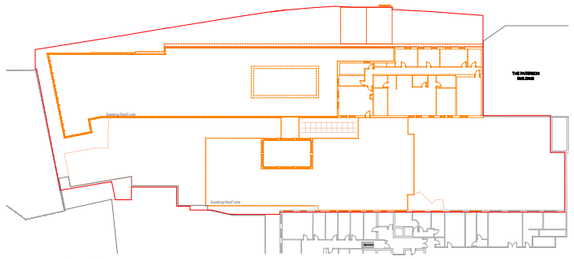
Basement



Ground Floor



First Floor



Second Floor

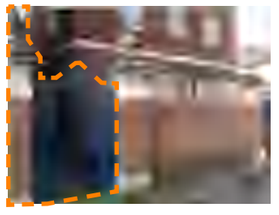


Roof

LEGEND

- Site boundary line
- Denotes elements to be demolished
- Denotes elements to be removed & relocated
- Denotes elements to be retained

### Original 'Christie Hospital' Building Signage



The extent of the proposed elevation respects the local history of the Christie by maintaining the original 'Christie Hospital' signage. The proposal requires removal of the adjoining post and gate (shown dashed orange in the photo to the right) due to the abutment to the existing block 19. Security to the path directly behind is proposed to continue to be managed by a new gate located further back away from Wilmslow Road (shown on the Proposed GA Plans on the following pages), which will ensure the original signage will be showcased along the main frontage.

# 02 / Design Development

## Internal Building: Scale & Massing

### Overview

To achieve a new enhanced clinical brief and deliver a new advanced diagnostic department, the proposed layout requires the full extent of ground floor level to be fully occupied by the CT Radiology department. This will increase clinical efficiencies and create smoother operational work flows.

The basement is proposed to be entirely removed to eliminate the current asbestos and management challenges, and is proposed to be filled in to accommodate the new floors above. In doing so, an opportunity is presented to lower the ground floor level to minimise level differences within the internal building, and achieve the required ceiling heights for the clinical rooms. It also assists to provide adequate space for the mechanical equipment with service voids needed to support the clinical services.

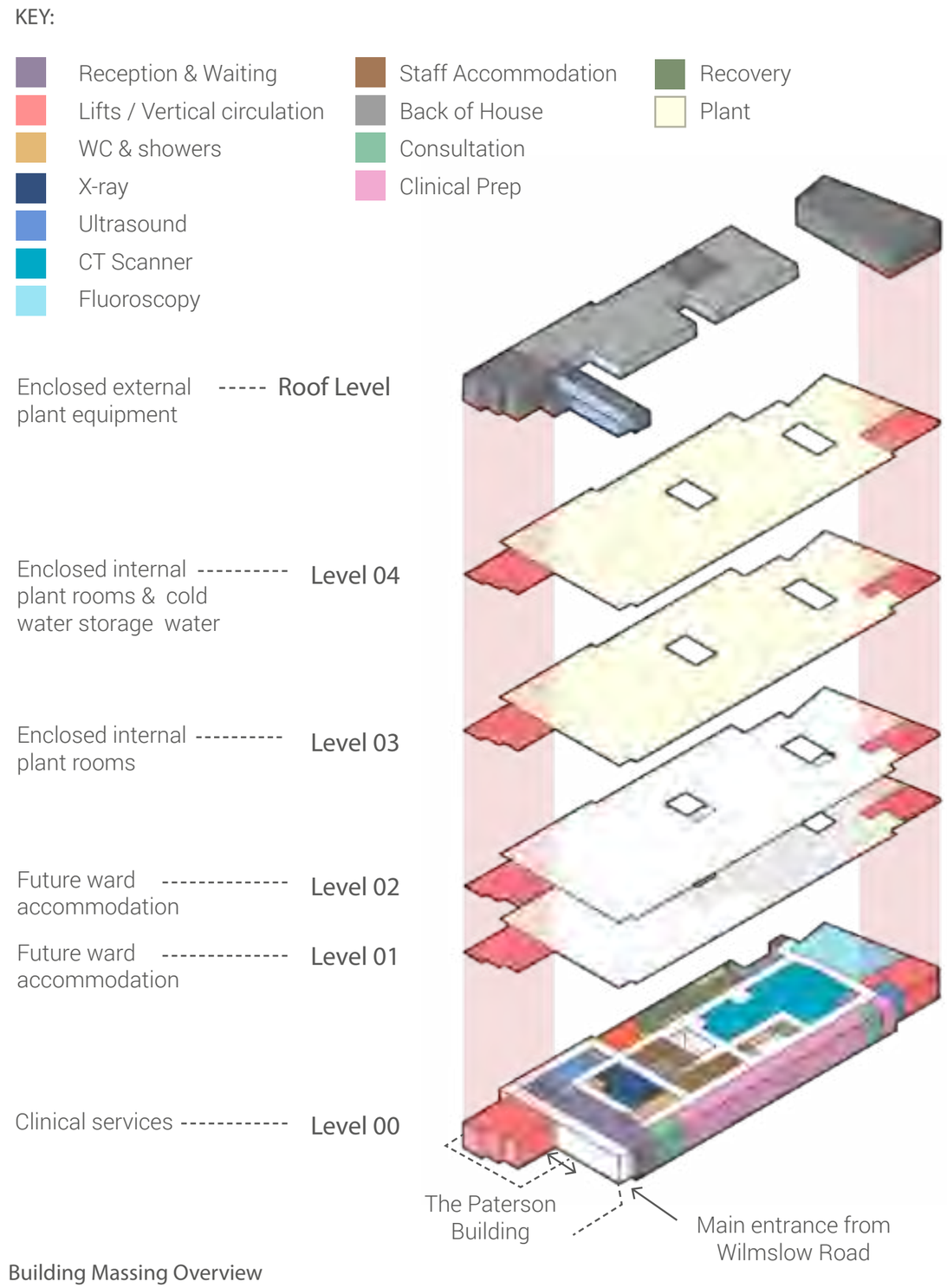
The uppers floors are proposed to be split uses; the first and second floors are proposed to be used for ward accommodation in the future, and the third, forth and roof floors are proposed to accommodate the plant equipment that is essential to support the new clinical areas.

Utilising the upper floors of the building for plant equipment ensures the function of the building is clinical from ground to second floor, creating a consistent and streamlined clinical work flow. The third floor onwards therefore serve as optimal locations for the plant equipment to be housed away from the operational area without taking up premium clinical floorspace.

The third level and fourth level comprise of enclosed internal plant equipment. The cold-water tank is proposed to be located at forth floor level after consideration was given to using the basement but ruled out due to the issues already noted within the basement.

The roof will also contain plant equipment to maximise floor space internally and to provide safe maintenance access. Due to the requirements of the NHS Net Zero Carbon aspiration, the building is proposed to be all-electric. This has resulted in the number of electric air source heat pumps to be located at roof level, especially as they must be located externally and include the sizing allowance for N+1 plant. The generators are also based upon on an N+1 arrangement, which also need to be housed externally on the roof. Alternative locations were investigated, but no other ground level locations are available due to the limited external space within the Christie Hospital wider site.

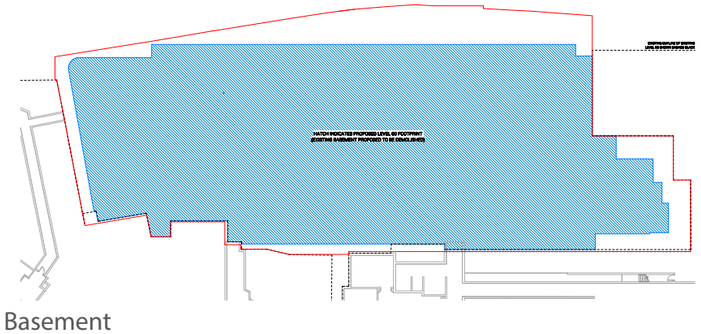
The proposal includes two vertical stair cores at either end acting as bookends to the new development and providing much needed fire escape routes. The southern stair core also forms a link between the new unit and the Paterson building to unite the two buildings together.




Building Massing Overview

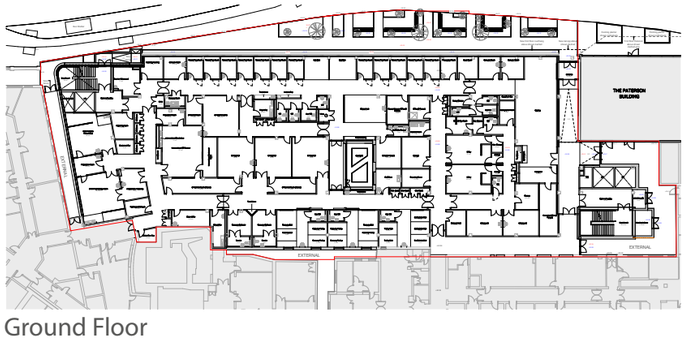
# 02 / Design Development

## Internal Building: Proposed GA Plans



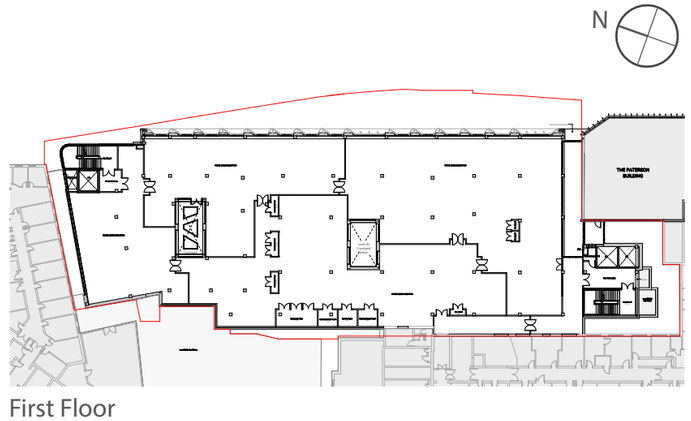
Basement

The full extent of the basement within the site boundary is proposed to be removed and infilled to provide suitable foundations for the new unit, and allow the building to be lowered to improve internal circulation.



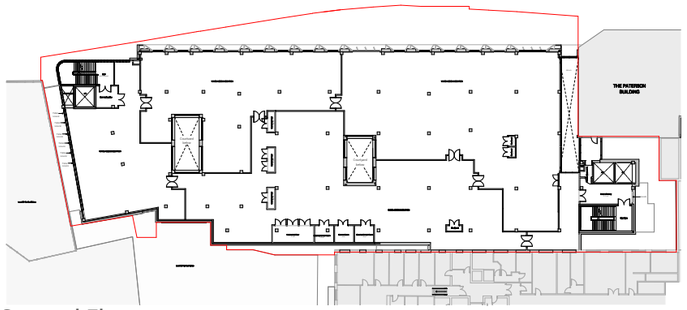

Ground Floor

Provides diagnostic clinical spaces and connection into the adjacent existing Christie Hospital buildings with an internal courtyard. Dropping the ground floor by approx. 500mm enables the majority of the floor to be on a continuous level to improve patient journey.



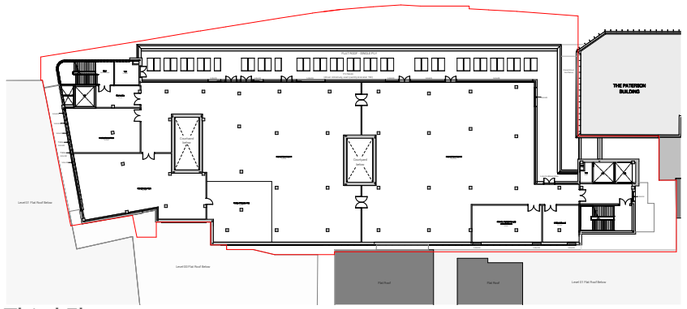

First Floor

Future provision of ward accommodation, benefitting from natural daylight from Wilmslow Road and introduction of a second internal courtyard. A link bridge is included to connect to the Paterson Building.



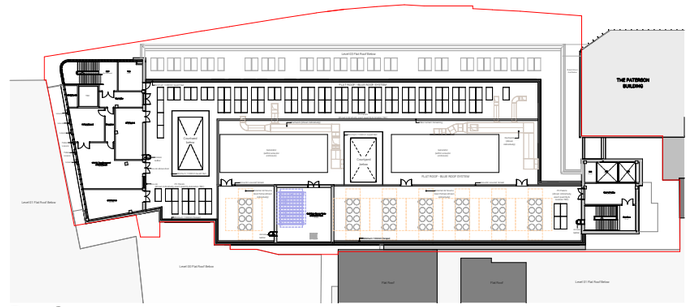

Second Floor

As first floor; future provision of ward accommodation, also gaining from natural daylight from Wilmslow Road and light created by from the courtyards below.




Third Floor

Fully enclosed internal plant room providing essential services to floors below.

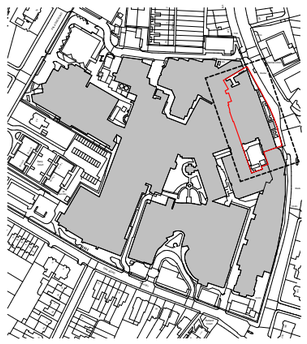



Roof

Housing further enclosed internal plant equipment, cold water tanks and external plant within an acoustic enclosure.

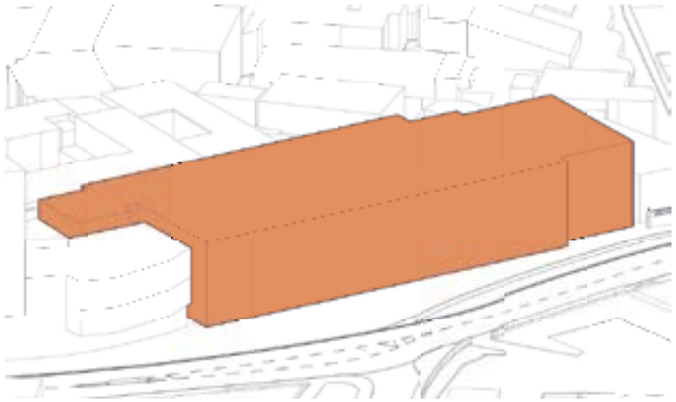
LEGEND

Site boundary line

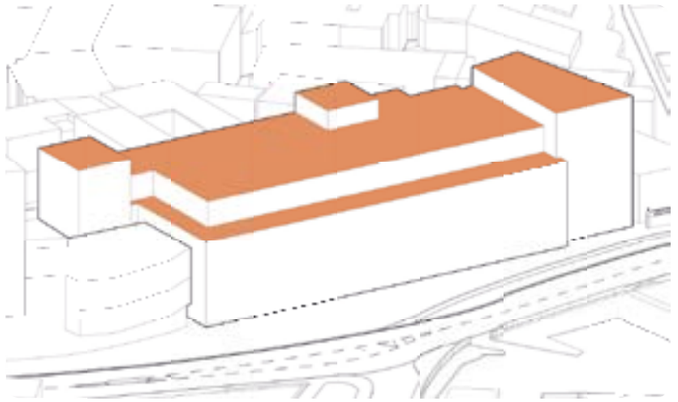


# 02 / Design Development

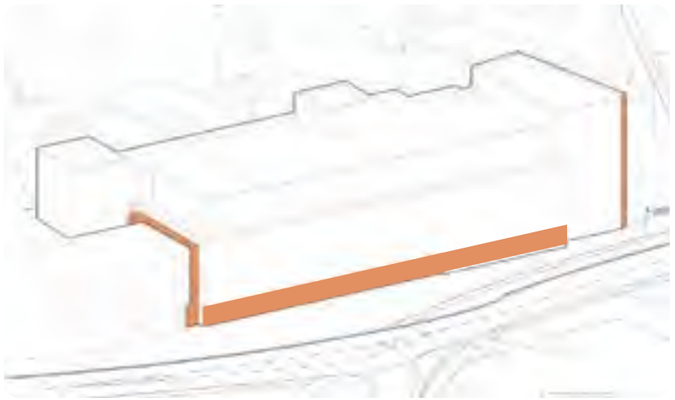
## Initial Concept: Scale & Massing



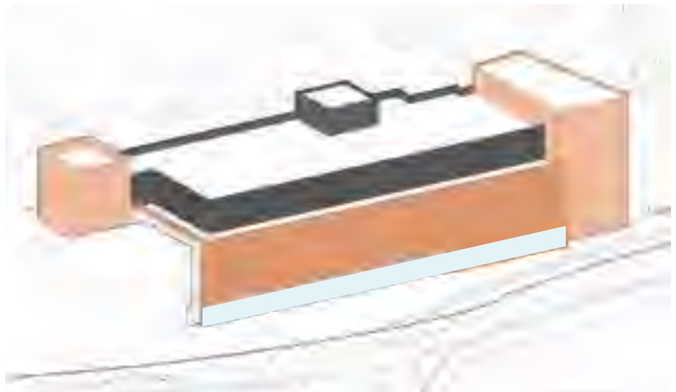
01 | Mass
The initial mass was to fully utilise the space created by the demolition and nestle neatly into the existing Christie Hospital in terms of mass and scale. The massing split between the first three storeys being clinical, the final fourth storey and roof level housing plant above.



02 | Push & Pull
The initial mass was broken with the addition and omission of spaces. The cores are expressed vertically to act as bookends to the building, while the plant accommodation is stepped back from the main facade line.



03 | Connection to Existing
A glazed atrium is proposed to attach and link the existing and proposed building. Subtle response to the context are displayed through a curved core (right hand side) and a stepped in facade at ground floor to enhance patient privacy.



04 | Materiality
A simple but elegant material palette is proposed through using light and high quality materials for the main elevation. The cores are expressed more solidly to express the different masses, and the plant area is screened. Low level glazing further helps to break up the mass.



05 | Facade Relief & Rhythm
Windows are placed to enable a rhythm to the facade. At first and second floor, a punched, angled detail has been introduced to each opening to create more depth.



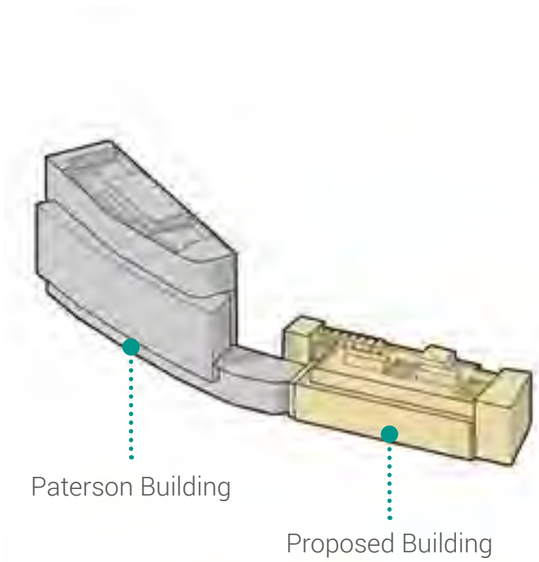
06 | Strategic Landscaping
To the front of the scheme, landscaping has been introduced to act as a buffer to the clinical accommodation at ground floor to increase privacy for patients.

# 02 / Design Development

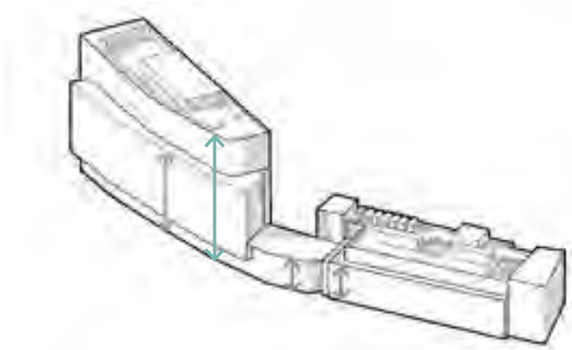
## External Building: Contextual Continuity & Massing

To ensure the facade fits into the context of its surroundings, its design will respond appropriately to the adjacent Paterson building, whilst maintaining its own identity along Wilmslow Road.

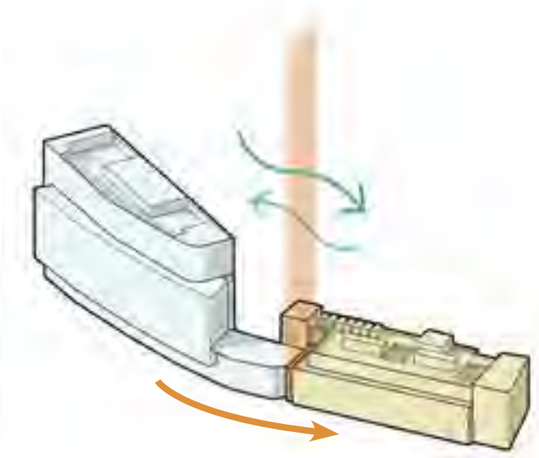
The design will feature similar elements within its facade to create balance, but will showcase its elevational significance with a more informal and relaxed, residential tone to contrast the high tech and complex form of Paterson Building.



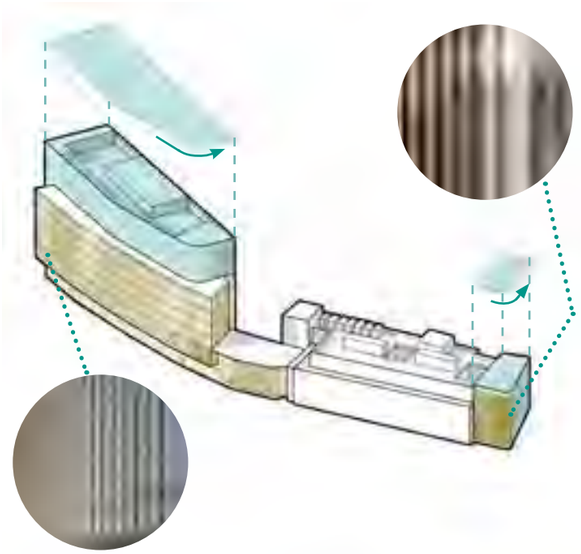

Related Design Principles



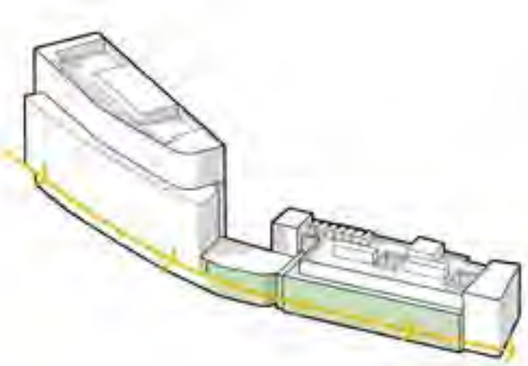
Scale relative to Paterson tail, significantly lower than main Paterson massing



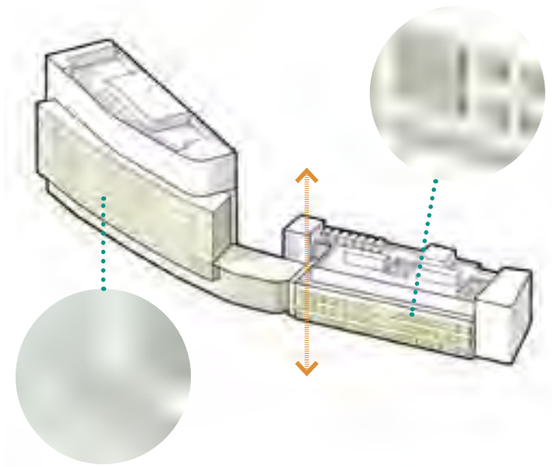
Connection created through link bridge



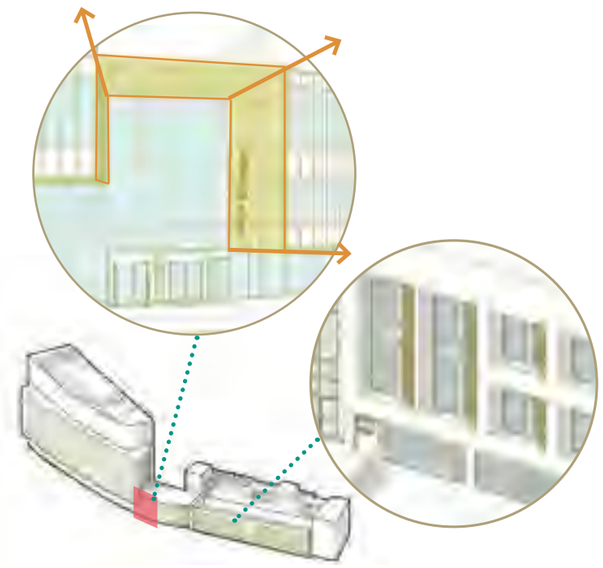
Projected stair core to compliment the Paterson and form 'book ends'



Continuous soffit connection and Paterson tail proportions



Sense of verticality - Vertical fins and projecting bays



Shroud design on central bay reflected on building facade

# 02 / Design Development

External Building: Precedents and Materiality







## Expression of bays

Patient Hotel // 3XN







## A prominent sense of verticality

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







## Continuation of verticality

CVIC Gallery // Studio Link-Arc

# 02 / Design Development

External Building: Existing Materiality at the Christie Hospital






**Dark zinc cladding / linear elements**

Proton Beam Therapy Centre // HKS





**Vertical aluminium fins / curtain walling**

The Paterson Building // BDP Architects



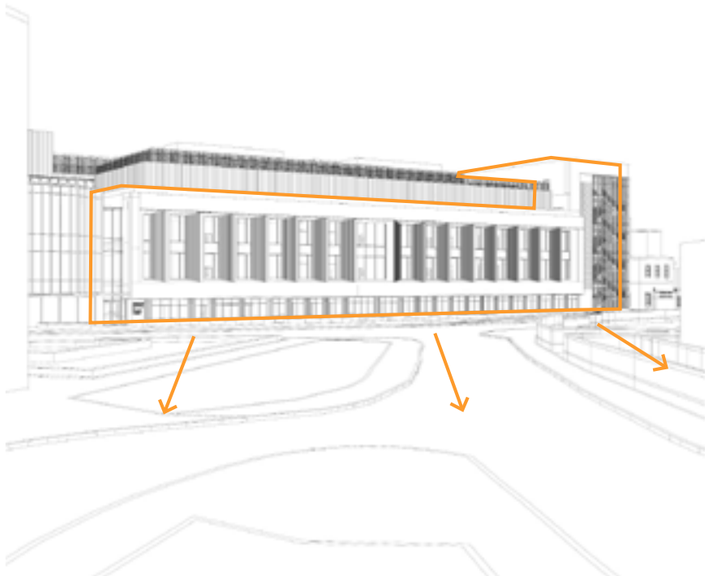



**Bronze cladding / curvilinear form**

Oak Road Patient Treatment Centre // AFL Architects

# 02 / Design Development

External Building: Facade & Materiality Design Considerations



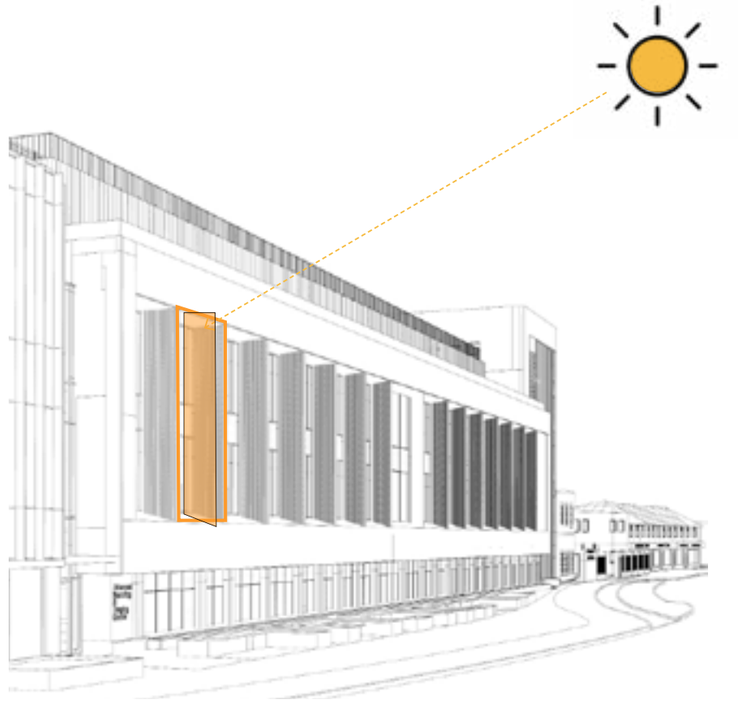
Active Frontage along Wilmslow Road

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. Creating a version of the typical projecting bay windows, referencing scale and proportion to relate to the more domestic context.

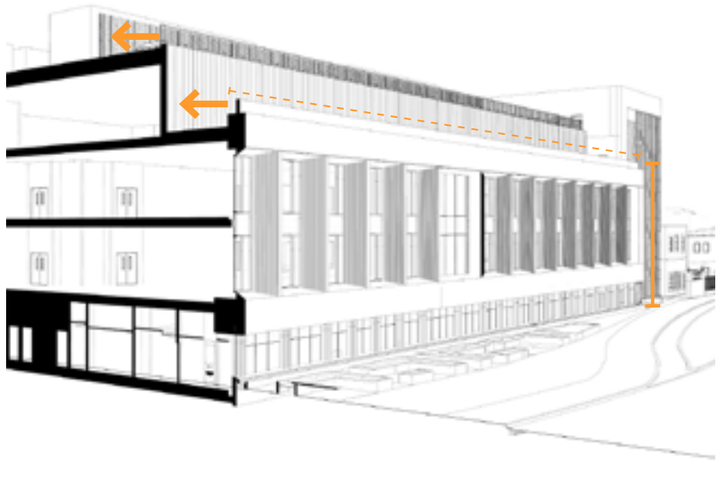


Depth of bay projections to provide solar shading and privacy from Wilmslow roads at all levels

The bay window reveals not only address the active facade consideration for Wilmslow Road, but also act as a solar shading provision for the internal accommodation. It also 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.

# 02 / Design Development

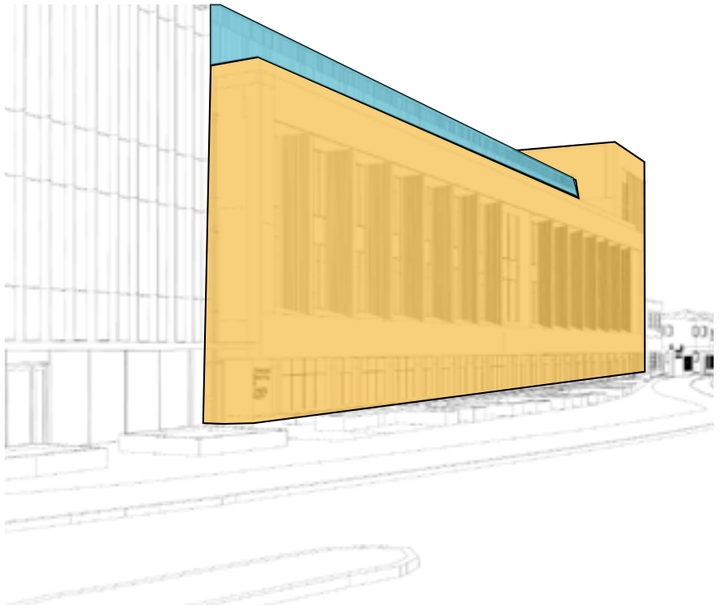
External Building: Facade & Materiality Design Considerations



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 tail of the Paterson building and its surrounding more domestic context.

To alleviate the plant accommodation being read as an additional mass, the facade steps in at first plant level 4 and steps further in at roof level. From true view of how the facade will be read, the plant area is read as a secondary element which is further enforced by its change in materiality.



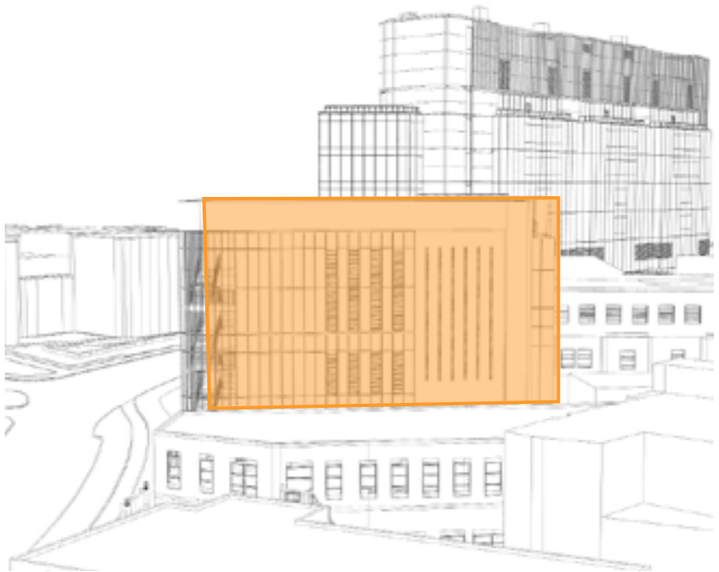
Primary & secondary facade considerations

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 (including North stair core).

The secondary façades will be treated as more of a functional aesthetic that represents its function (plant area) and less prominent presence (rear facade).



Bookend from approach via Wilmslow Road

The North stair core helps to provide a considered and high quality ‘book end’ to the proposal. It screens the plant that also sits behind it from the approach via Wilmslow road and helps establish a strong identity for the approach to the Christie Hospital.

# 02 / Design Development

## External Building: Elevational Development

### Design Evolution

Whilst the main design principles have remained consistent throughout the design stages, the elevational treatment has evolved through design development and Local Planning Authority engagement (see section 3 for details).

The original elevations were shared with the LPA in April 2023 and were well received. However, following this initial engagement, technical design and coordination took place making the building's original sympathetic appearance become unbalanced and was reviewed by the project team to develop the elevations. The outcome was shared with the LPA in August 2023.

During the August Pre-App meeting, the feedback was that the masonry 'picture frame' was too heavy and dominant, and the ground floor appeared overwhelmed by the levels above. It was also questioned whether the north elevation had too many materials and queried if this could be streamlined. As such, further design options were presented in another Pre-App meeting in September 2023, where measures to reduce the masonry and materials were presented.

The September Pre-App meeting demonstrated that the final proposed building design has been adjusted to reflect feedback received to date. The ground floor height has been increased by narrowing the masonry 'picture frame' to allow the height to tie into the Paterson soffit height. The planters directly in front of the building have been reduced to further increase the extent of glazing and expanding the open feel of the ground floor. The north elevation material quantity was reduced to a provide a simpler material palette. In addition, fin elements have been added to the front elevation in order to assist with solar shading requirements and to connect with the verticality language already presented. These changes showcased an improved balance to the front and north elevation, and overall design proposal.




April 2023 - Pre-App Meeting Elevation



August 2023 - Pre-App Meeting Visuals






September 2023 - Pre-App Meeting Visuals

# 02 / Design Development

## External Building: Proposed Elevations

### Proposed Design

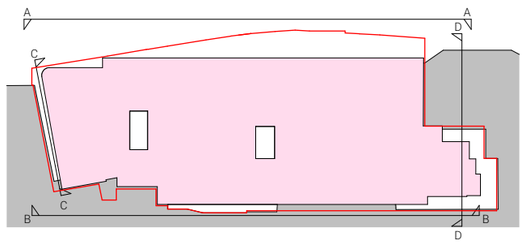
This page presents the proposed elevations developed following the three pre-app meetings and several project team discussions. The elevations are based upon much feedback received from the Local Planning Authority and design evolution over the year.

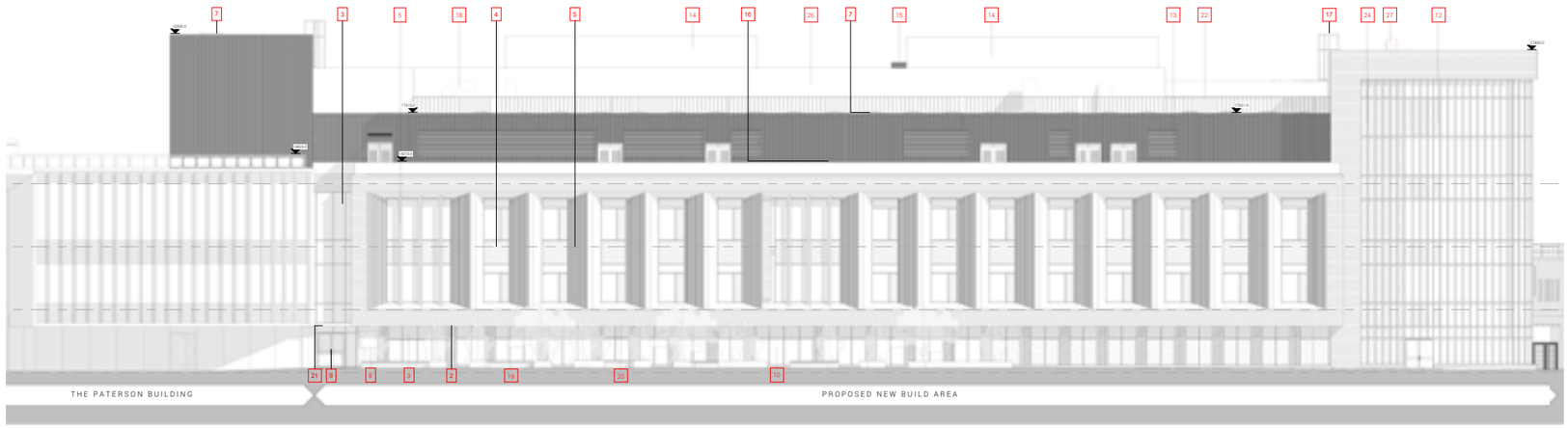
The main elevation along Wilmslow Road and northern 'book end' elevation have been designed to achieve a premium quality aesthetic, acknowledging the Paterson Building but standing proud as it's own unit.

The ground floor has been lifted to give prominence from Wilmslow Road, and the masonry streamlined to present an elegant yet strong presence to the front elevation.

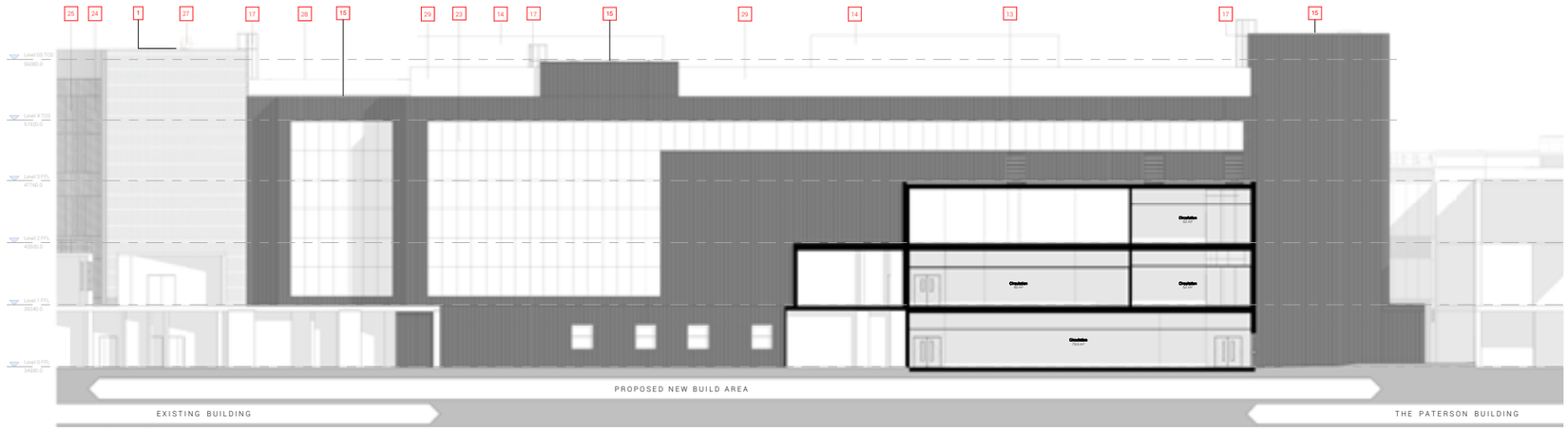
The plant areas are set back from the main facade to minimise visibility, and the back elevations are proposed to be treated with a darker materiality to ensure attention is not detracted from the main street view.

The materials have been carefully selected to compliment the surrounding buildings, and explored further on the following pages.

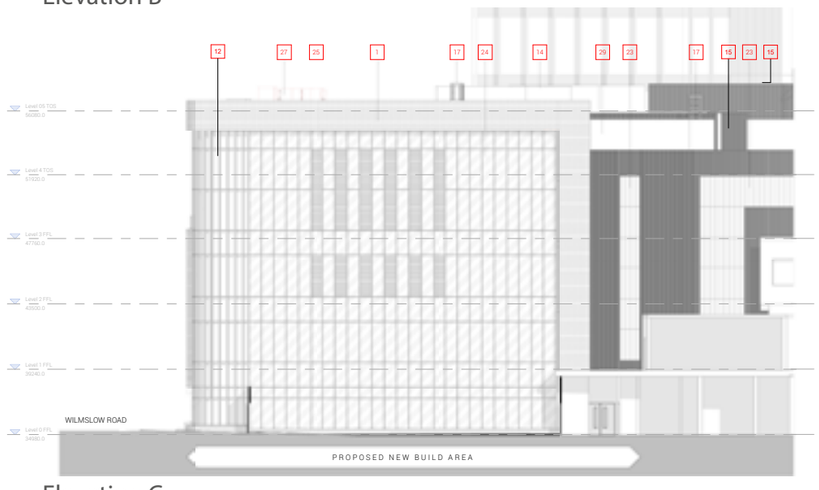


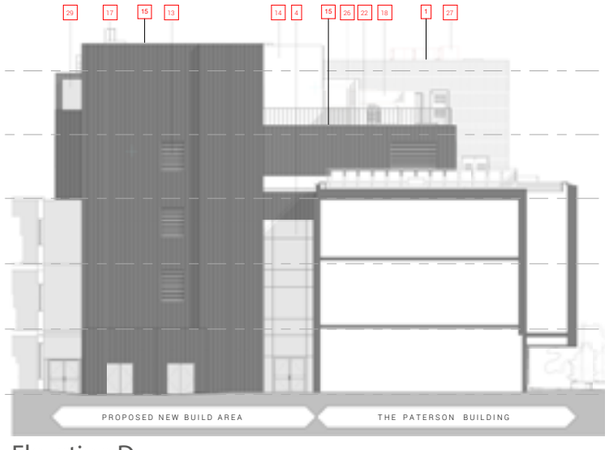

Elevation A




Elevation B




Elevation C




Elevation D

# 02 / Design Development

External Building: Facade & Materiality



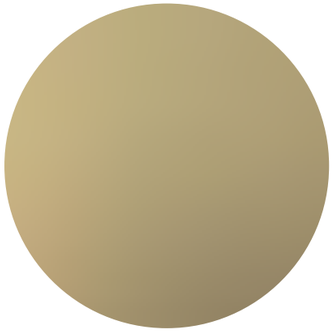
BRICK
Multi Buff Brick
with Light Mortar



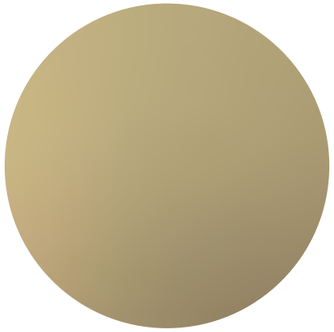
FIBRE CEMENT SCREENING
Light grey



PPC ALUMINIUM ON PLANT SCREENING AND REAR STAIR CORE
Light Grey RAL colour TBC



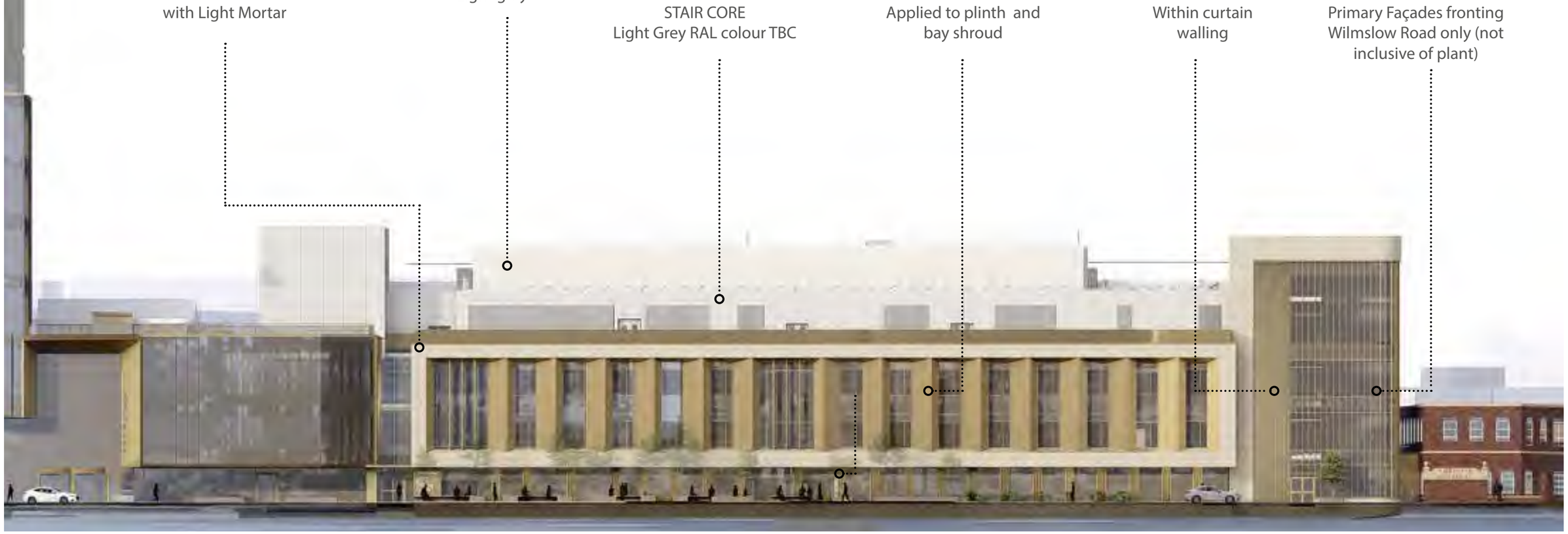
ANODISED ALUMINIUM FINS
Applied to plinth and bay shroud



ANODISED ALUMINIUM PANELS
Within curtain walling

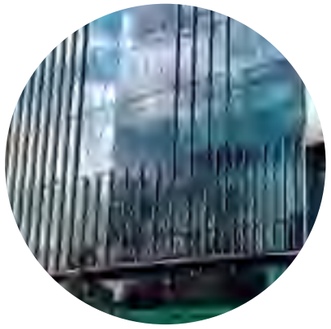


ANODISED ALUMINIUM VERTICAL FINS
Primary Façades fronting Wilmslow Road only (not inclusive of plant)



# 02 / Design Development

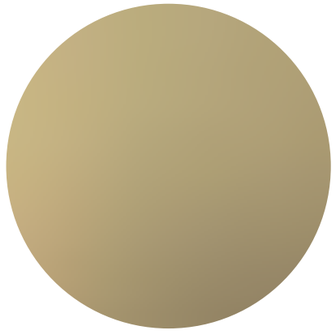
External Building: Facade & Materiality



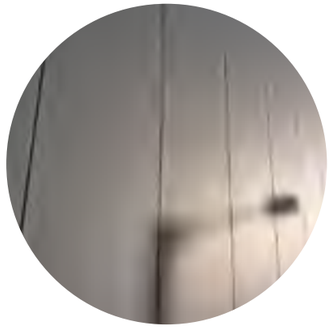
CURTAIN WALLING VERTICAL FIN
Curtain Walling system with anodised aluminium vertical fin applied to mullion joint



ALUMINIUM LOUVRES
Applied to louvres on North facade only



ANODISED ALUMINIUM PANELS
Within curtain walling



GREY COMPOSITE CLADDING PANELS
With a metallic finish



# 02 / Design Development

## External Building: Wilmslow Road Bay Windows Materials & Section

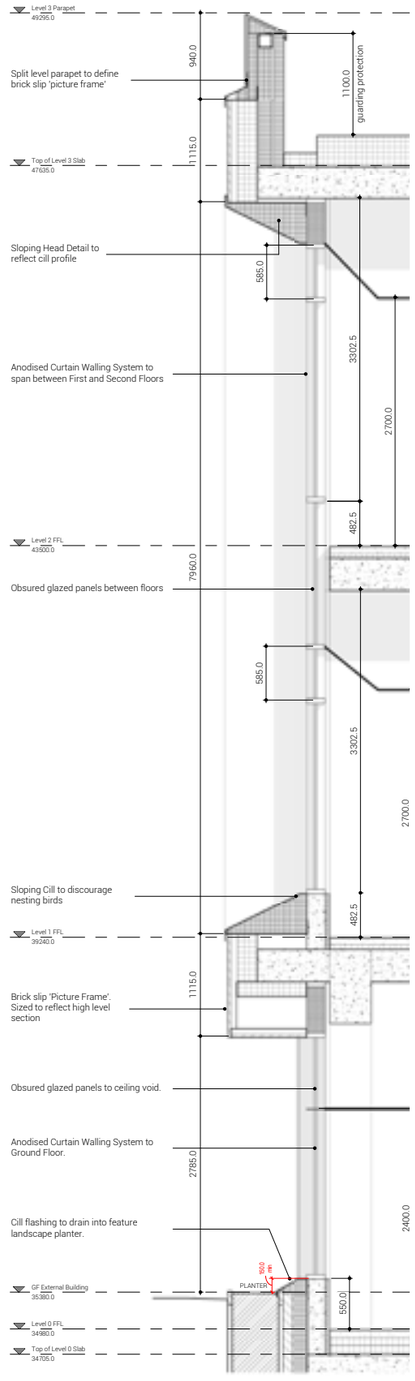
### Elevational Detailing

To reduce the risk of birds nesting in the deep reveals along Wilmslow Road, the section through the main elevation has been carefully considered.

All deep cills along this elevation will be detailed with a  with angled flashing to discourage birds and other pests from nesting.




Proposed Visual - Front elevation




Proposed Section Detail

# 02 / Design Development

## Landscape: Design Considerations

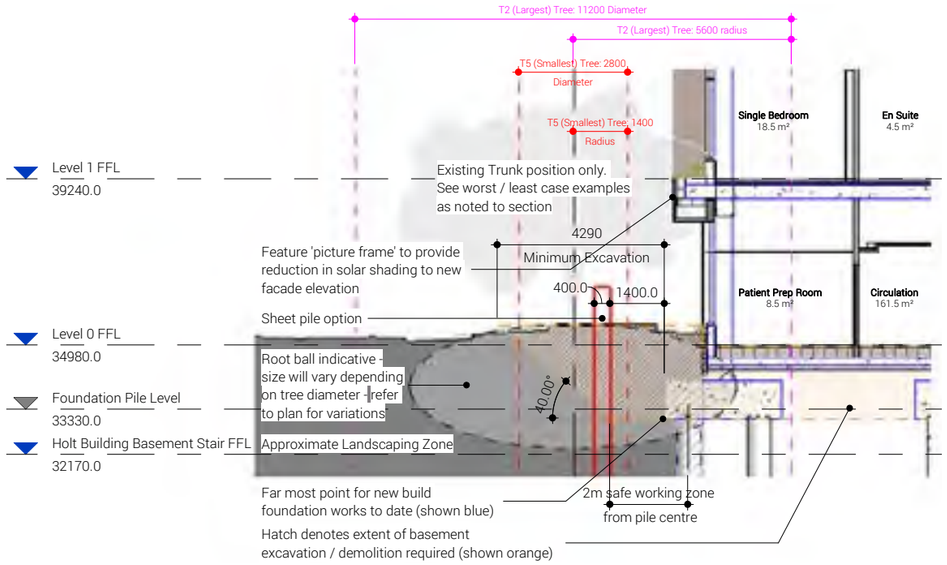
### Existing Landscaping

The project team have, from the outset, sought to retain the eight existing trees on-site. The following investigations have taken place:
• Review of the approximate basement location below the existing building to establish the existing trees proximity and impact of excavation.
• Proposed structural implications and potential to retain the existing trees.
• Extent of demolition / excavation required for development and the impact on existing trees

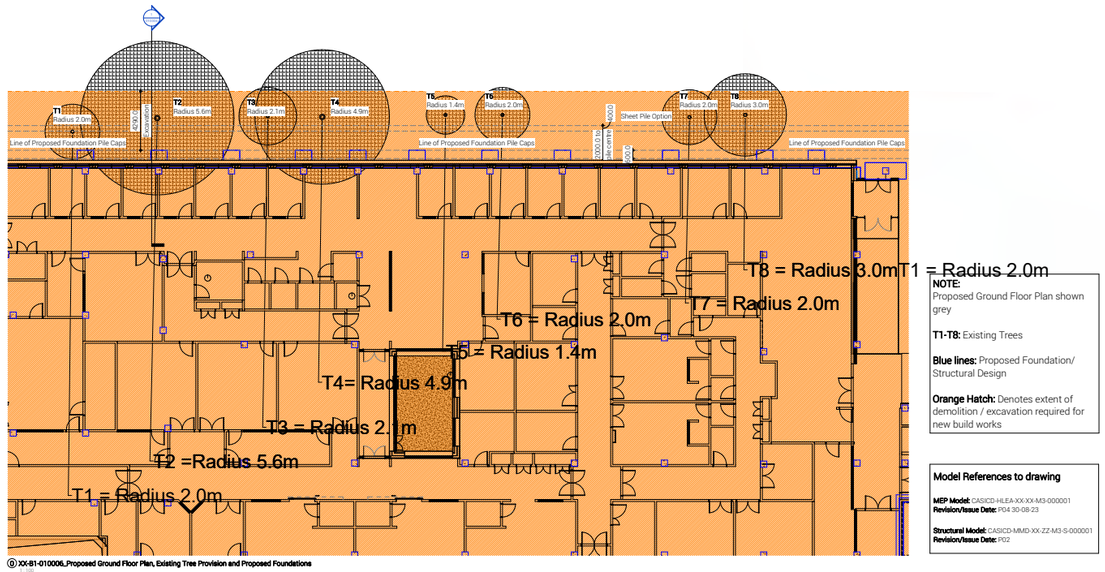
The above was reviewed in both plan and section to determine the possibility of retaining the trees. However, as shown in the drawings on this page, it is evident that not only would the proposed building foundations negatively impact the existing trees and roots, so too would the excavation of the existing building and basement.

As such, it was presented to Manchester City Council on September 8th 2023 that the only possible option was to remove / relocate the existing trees. The details of the proposed landscaping scheme is clarified on the following pages and provide mitigation in the form of further on-site tree planting as discussed further in the following sections.

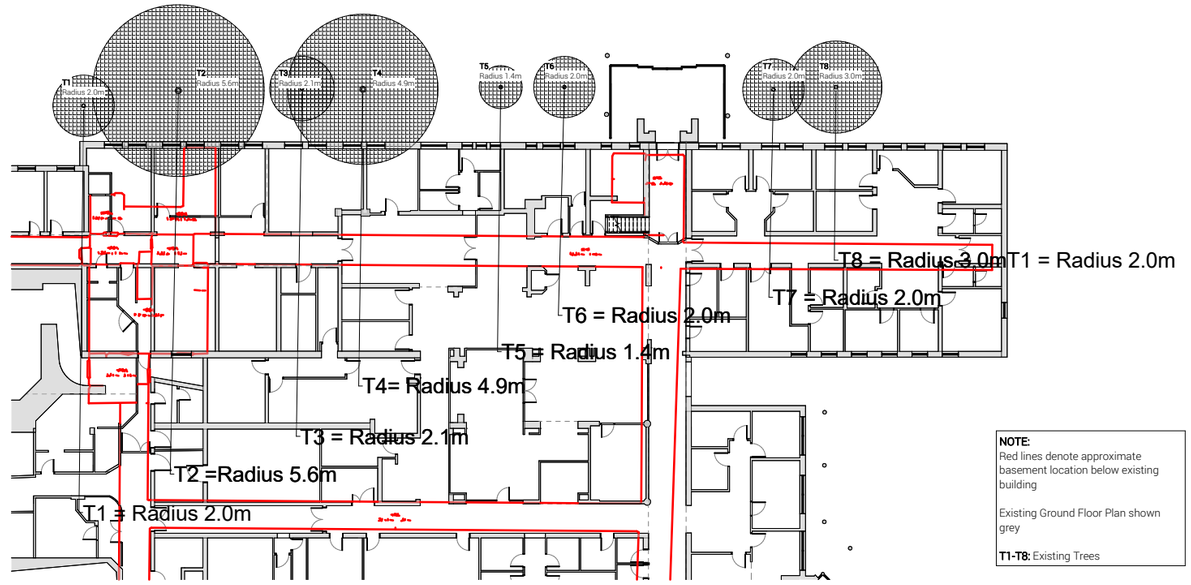
Further information on the justification for the removal of the eight existing trees is provided within the Arboricultural Impact Assessment submitted in support of this planning application.




Section 1 - Showing construction impact to existing trees




Ground Floor Plan - Showing extent of foundations and area required for excavation




Ground Floor Plan & Basement Overlay - Showing proximity of existing trees in relation to proposed demolished building

# 02 / Design Development

## Landscape: Proposed Wider Landscape Scheme

### Proposed Landscape Strategy

Following the above investigations, the landscape proposal incorporates the introduction of 17 new trees and the relocation of seven existing trees.

The eight existing trees along the Christie Hospital main elevation were identified to be of moderate to low quality and value, however seven of the trees are proposed to be relocated opposite the site subject to agreement with the landowner. Unfortunately, one of the trees presents disease symptoms and evidence of uplift and will not be viable to relocate, so it is proposed to be removed.

To replace the relocated existing trees, 16 new trees are proposed to be planted in front of the main elevation along Wilmslow Road. This will soften the frontage and remain in keeping with the existing street scene. The landscape design and species will reflect the pallette and aesthetics of the recently installed planters in front of the Paterson Building.

In addition, a further 1 native tree is proposed to be planted in the green area between the Christie car park and the residential properties along Cotton Hill to assist in increasing the biodiversity net gain across the Christie estate.



# 02 / Design Development

## Landscape: Proposed Development Landscape Scheme

### Proposed Landscape Strategy

The 16 new trees will reflect the same size and appearance of the Paterson Building to maintain continuity along Wilmslow Road. They will be located within corten steel borders to planting areas with timber strip benching, again to match the Paterson, and will have low level shrubbery to further soften the facade (refer to photographs of existing landscaping below).



The Paterson Building Landscaping

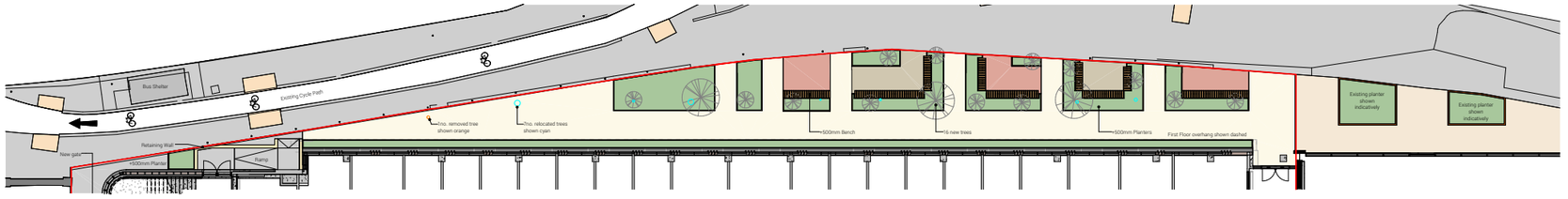
Directly in front of the new building will be a strip of low level planting bordered by a pin kerb along to ensure the ground floor elevation height is maintained, but included to create distance from the external street to the internal clinic rooms for added privacy.

In addition, two internal courtyards with low level shrubbery in planters are proposed to bring natural daylight into the core of the building on the ground and first floor. These will extend through the height of the building to deliver extra light to all levels.

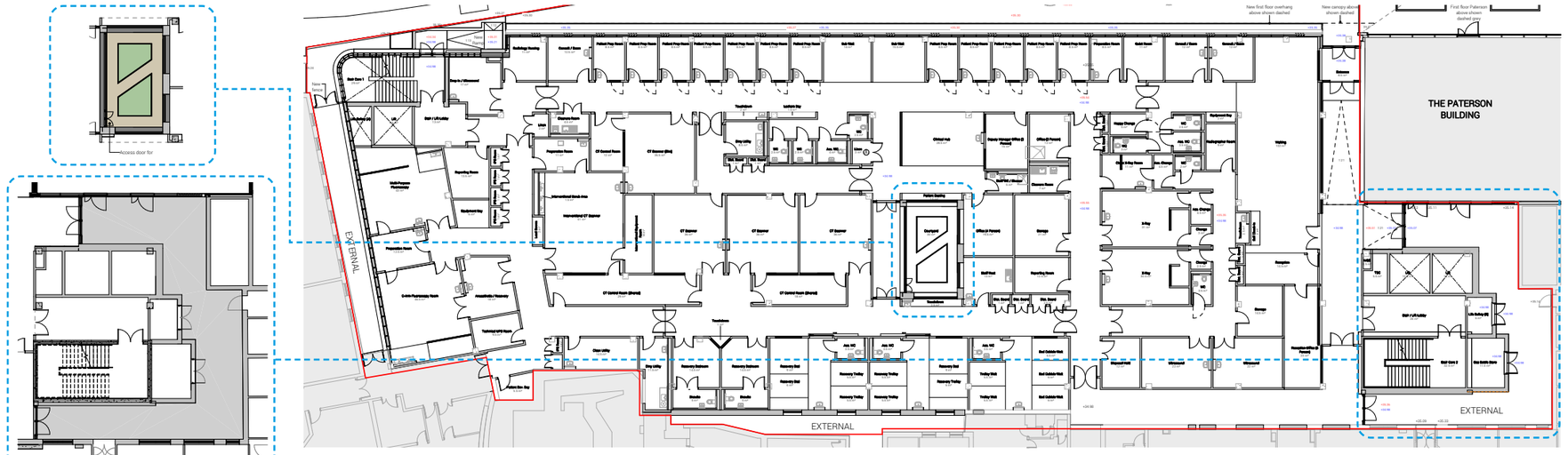
The southern stair core is proposed to have an asphalt surface applied as it will be used for maintenance and access only.

MATERIALS KEY:

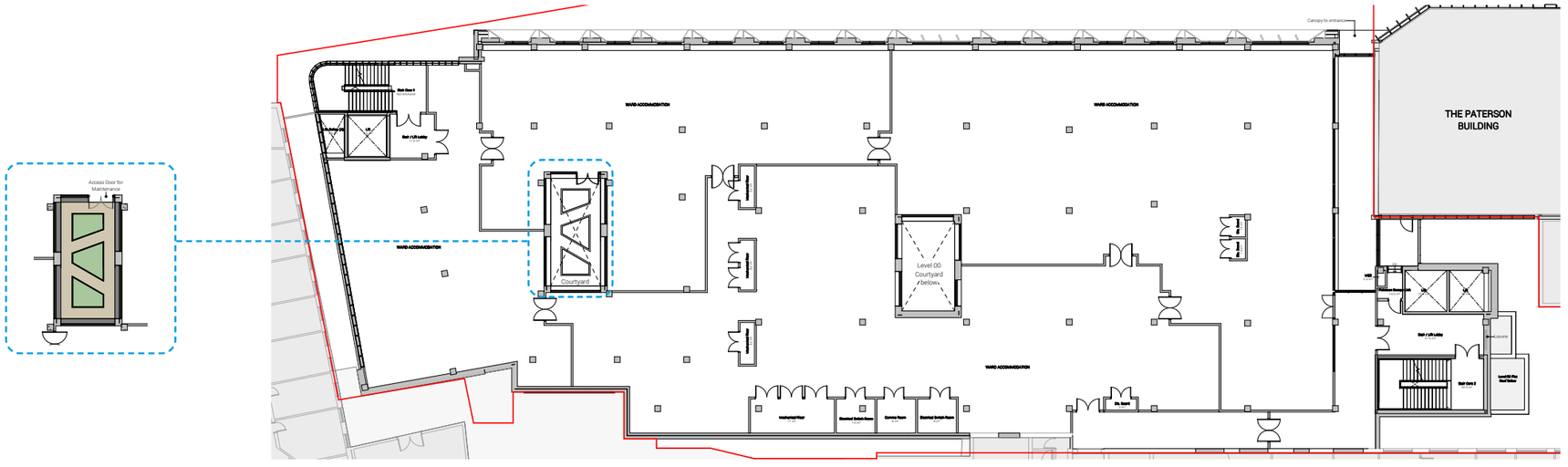
- Existing / New Asphalt Surfacing
- Existing Dropped Kerb
- Existing Paving
- New Paving
- New Pebble Resin Bound System
- New Herringbone Paving System
- New Timber Benching
- Existing / New Planting (Indicative) — To match the Paterson size & species
- Tree (Indicative) — To match the Paterson size & species
- Existing / New Corten Steel — To match the Paterson
- New Pin Kerb
- New Retaining wall
- New Ground Floor External Gate




Ground Floor Landscape Scheme Plan - External




Ground Floor Plan - Showing Courtyard & Stair Core




First Floor Plan - Showing Courtyard

# 03 / STAKEHOLDER ENGAGEMENT

# 03 / Stakeholder Engagement

## 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 Clinical Adjacencies
- Confirmation of Schedule of Accommodation
- Phasing Strategy and Temporary works
- Site logistics
- Critical Staff and Patient Flows; both during construction and on completion.
- Environmental Considerations
- Suitability for the proposed model of care
- Suitable Size and capacity of individual spaces.
- Co-ordination of Site wide Infrastructure
- Access and Maintenance
- Access and Security
- Fire Strategy

### Engagement Sessions

From July 2023 until October 2023, engagement sessions and stakeholder workshops have been conducted to help inform and advise the Design Team with their development of design options and reaffirm Stakeholder sign off on the Proposed Design Strategy.

These sessions included relevant Design Team members, individuals of the Trust and clinical staff across various departments and external stakeholders where necessary.

Actions and comments from each meeting have been formally captured within meeting minutes, with feedback being incorporated from the client and users wherever appropriate.

Overall, stakeholder engagement has been positive and has ensured the design covers the requirements. Individuals who have taken engagement with these sessions are listed as shown.

### Client Stakeholder Engagement:

**Project Team:**
- Project Director

**Clinical Team:**
- Clinical Workstream Lead
- Head of Radiotherapy
- Clinical Specialist Radiographer
- Consultant Radiologist
- IPU Operational Lead Nurse

**Estates Team:**
- Estates Workstream Lead
- Electrical /Estates Officer
- Fire Safety & Security Advisor
- Operational Services Manager
- Deputy Support Service Manager
- Maintenance Manager
- Sustainability Manager
- Waste Management Officer
- Mechanical Estates Officer
- Portering Manager
- Security
- Facilities Service Manager

**Procurement Team:**
- Head of Procurement
- Deputy Head of Procurement

**Finance Team:**
- Finance Workstream Lead
- Christie Charity - Capital Accountant

**Comms & Engagement Team:**
- Comms & Engagement Lead

**Digital / IT Team:**
- Digital/ IT Workstream Lead

### Further Consultation & LPA Engagement Sessions

**Christie Neighbourhood Forum:**

The Wilmslow Road redevelopment was first introduced at the Neighbourhood Forum (attended by local Ward Councillors and local residents) on Tuesday 17 January 2023, and once again discussed in more detail on 9 May 2023. Detailed proposals for the Proposed Development were subsequently discussed at the Neighbourhood Forum meeting on 19 September 2023.

Briefing Letters 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:

- 12 April 2023 - to agree the principal of the Proposed Development;
- 21 August 2023 - to outline the design of the Proposed Development;
- 8 September 2023 - to present the final design prior to the submission of the planning application.

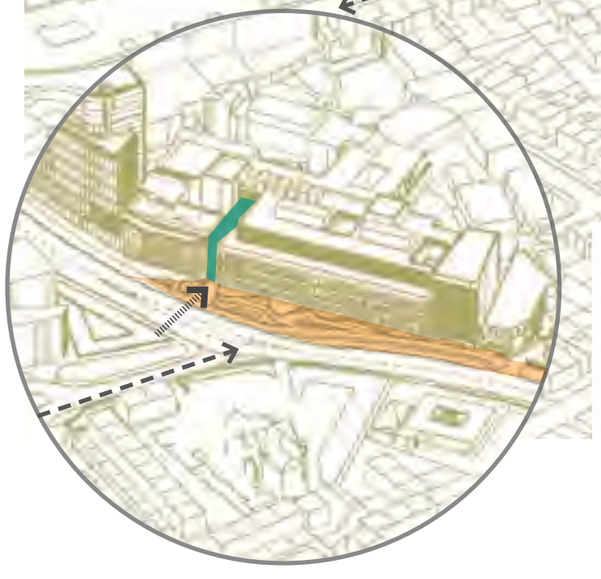
Further information on all pre-application consultation can be found in the Statement of Consultation submitted in support of the planning application.

# 04 / ACCESS STRATEGY

# 04 / Access Strategy

Access to site



Key:

- Site Access
- Main Patient Entrances
- Main Staff Entrances
- Staff Entrance
- Patients Entrance
- Patients and Staff Entrance - Link atrium to Paterson Building

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 Patient/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:

Patient access to the extension is via the new link connection between the Paterson Building and the new build. 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 beds/trolleys and patients 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.

# 04 / Access Strategy

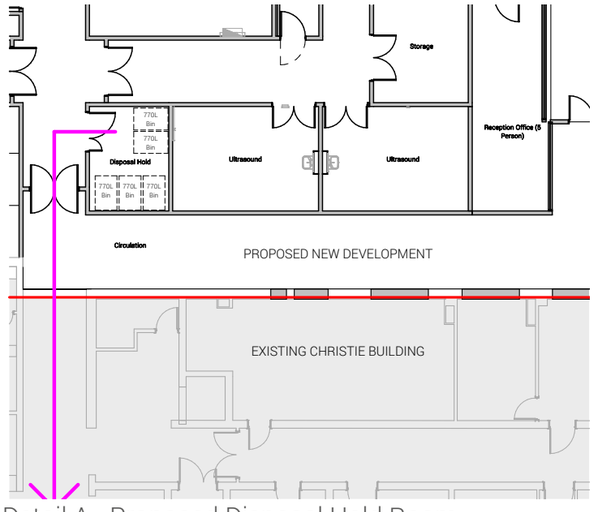
## Vehicular Access & Refuse / Delivery Strategy




Proposed Refuse Storage & Collection Strategy
1:1000

LEGEND

- Site boundary line
- Other land owned by the Trust
- Proposed new development
- Existing building
- Location of existing external waste storage compound
- Location of existing external delivery loading/ unloading
- Internal & external waste removal route
- External waste collection route




Detail A - Proposed Disposal Hold Room
Waste Strategy
1:100

### 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

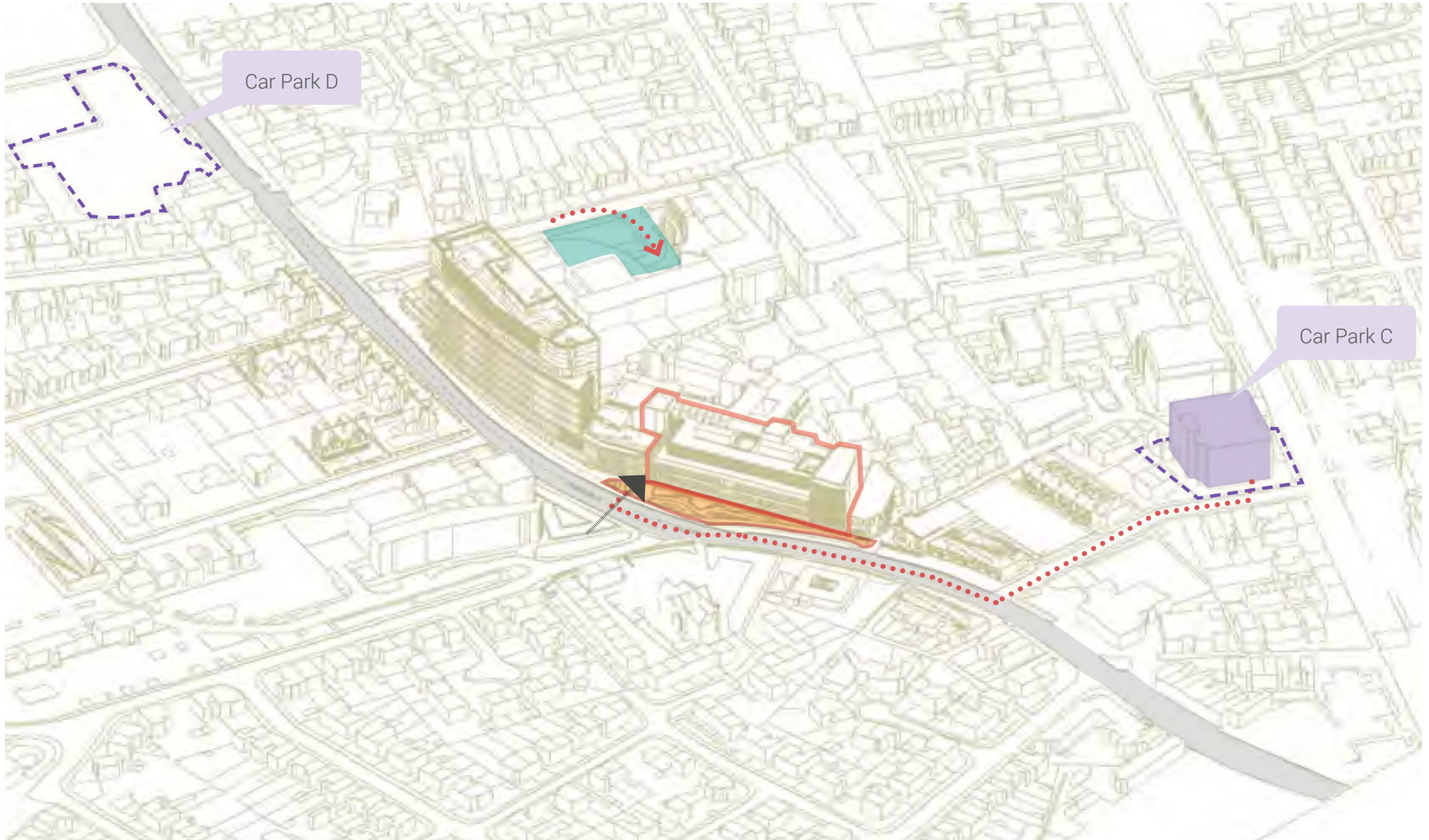
The waste and refuge strategy for the new development will maintain the same procedure and access routes as the current hospital. Internal clinical and general waste created within the new department will be stored locally within the new Disposal Hold for regular collection, and when collected it will be taken through the main hospital corridors to the secure external waste storage compound via the external unloading area. 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 existing delivery area, entering the department via the main hospital corridors.

Refer to the Operational Waste Management Strategy for further details.

# 04 / Access Strategy

Pedestrian Access




Key:

- Main Patient Entrances
- Patient Journey
- Parking
- Car Park
- Patients Entrance
- Patient drop off point

### Patient Entrance

After rationalising the access points of the building and taking patient travel routes into consideration, the patient entrance will be located on the frontage of the building facing Wilmslow road, with main access located through the glazed atrium.

The proposed building level has been lowered to tie in with the existing floor levels. This results in the external levels being approximately 500mm higher than the internal levels. To overcome this, a level threshold will be created to the external ground level by introducing a slight gradient within the atrium to bring visitors in to the new internal level which will be compliant with  Approved Document Part M.

# 04 / Access Strategy

Site Logistics




Key:

- Main Vehicular Route
- Site Location
- Proposed Building Location
- Proposed location of Site Accommodation
- (1) TIFF Ward Compound Location
- (2) Former Muslim Preparatory School

### Vehicular Access

All site deliveries will be directed along the northern carriage of Wilmslow Road. Upon arrival within the site hoarding, vehicles will be banked at all times and will be marshalled to turn left on exit to prevent crossing the Wilmslow Road main carriageway.

To prevent further disruption on site and to surrounding neighbours, a park and ride scheme will be offered to current staff and site operatives at the Christie to reduce congestion. Parking within residential streets will also be prohibited, and monitored regularly by the building contractors. A detailed demolition and construction management plan will be prepared and agreed with Manchester City Council in advance of any demolition works commencing.

### Delivery Strategy

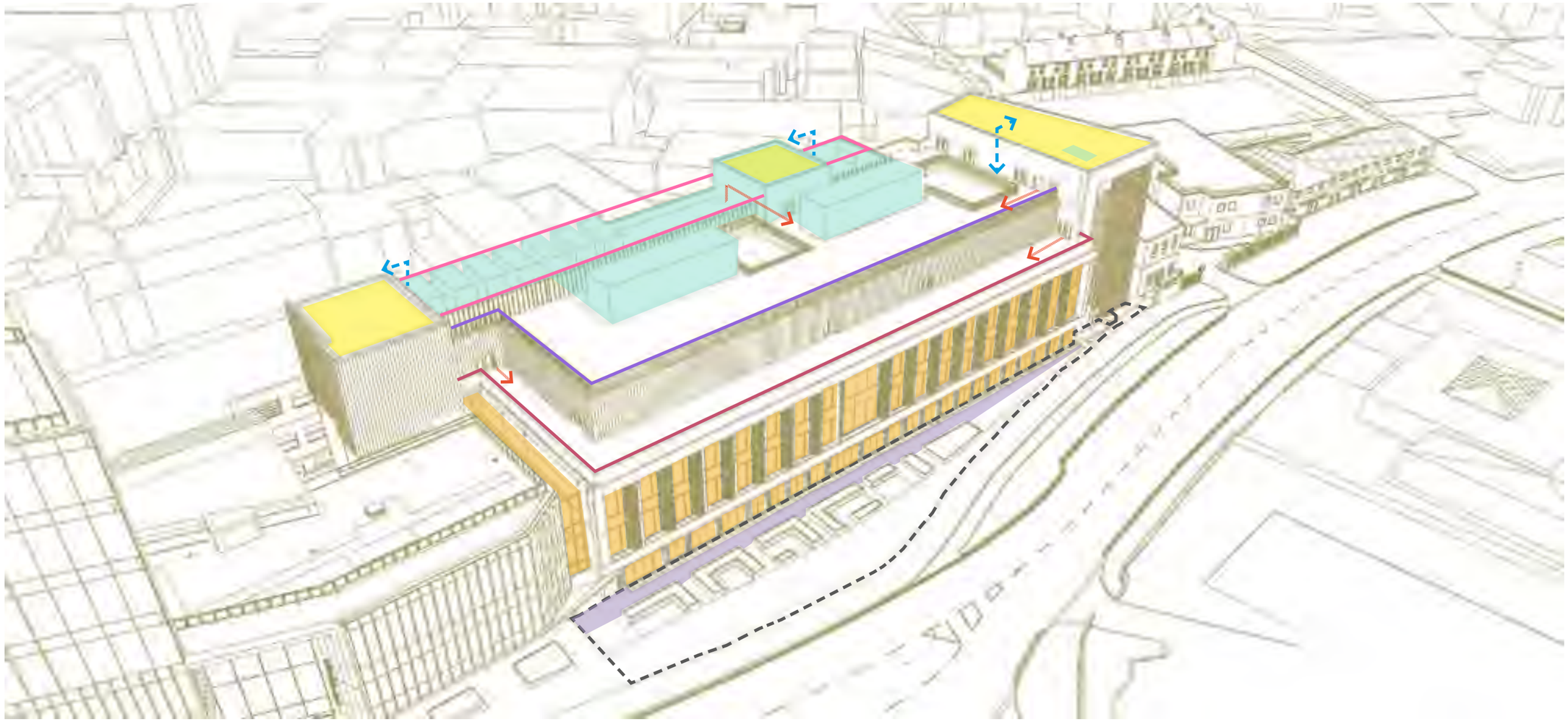
To limit the nature of traffic along the main 'A road', deliveries will arrive in allocated deliveries slots, and site staff will marshal vehicles onto the site in a timely and safe manner. Through this strategy, traffic congestion should be prevent along Wilmslow Road throughout the duration of the works.

Site accommodation will be situated close by, with an opportunity to use one or both options as indicated on the map:

1. Former Muslim Preparatory School
2. TIFF Ward Compound Location

# 04 / Access Strategy

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 1100mm have been included within the design.

Key:

- Windows to be cleaned with a ‘Reach & Wash’ Pole within clear paving area
- Minimum 2m offset from building for cleaning maintenance
- Plant location
- Parapet at 1300mm high for roof maintenance
- 1100mm safety guard rail
- Acoustic Screening
- Access routes through floor levels
- Caged access Ladder
- Solar PVs & plant maintained via fall prevention system

# 05 / Environmental & Security Credentials

# 05 / Environmental & Security Credentials

Sustainability Report








### Sustainability Report Summary

The proposed design of has taken the necessary steps to comply with the relevant policies for the proposed development, including the new Part L Building Regulations.

The scheme, together with the NHS Trust's Sustainable Development Management Plan, is committed to addressing various sustainability measures, including minimisation of energy use, reduction of embodied carbon, climate change adaptation, sustainable use of resources, minimisation of pollution and protection and enhancement of ecology.

The Environmental Standards Statement highlights the schemes approach to energy efficiency and the steps taken to fulfil the projects sustainability ambitions.

Measures such as improved building fabric performance, optimised glazing, energy efficient building services and provision of low carbon and renewable energy has been taken to ensure the proposed building meets these standards.

The proposed development is also be targeting a BREEAM rating of 'Excellent', which will require a minimum score of 70%.

Please refer to the Sustainability Report for further information.

### Sustainability within the design approach

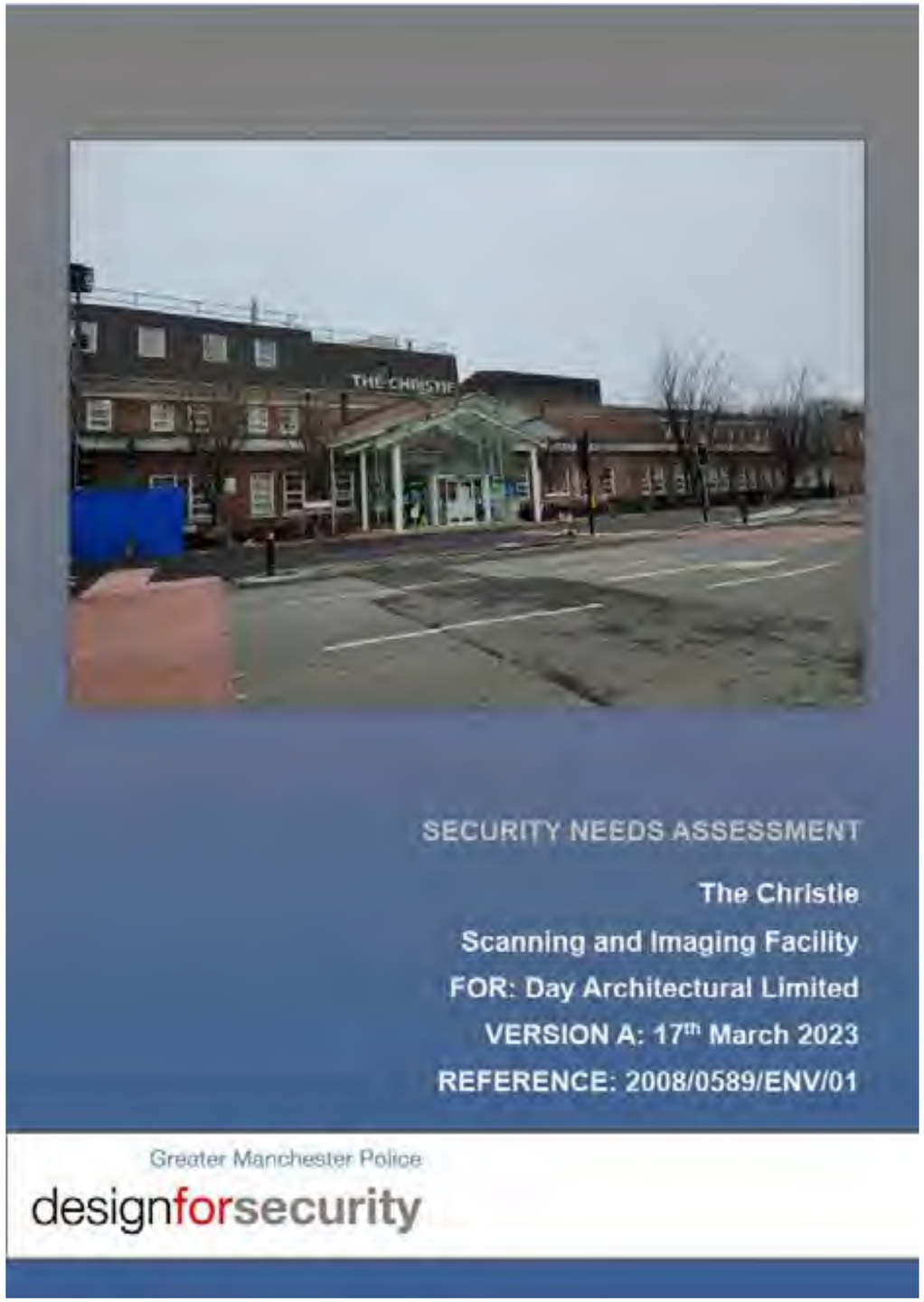
As detailed in section 1 of this Design and Access Statement, during the early stages of the project investigations took place into possibly retaining the existing building was conducted to enhance the sustainability of the overall design. However, after assessment this was proven to not be viable after taking the following into consideration:

- The existing load bearing masonry had little flexibility for amendments to the new design and could not accommdate the new clinical brief.
- The existing floor to floor height was not sufficient to facilitate the proposal or align with the HBN requirements.
- Several building surveys were carried out of the site, and found that the basement had various issues including the presence of asbestos, which is preferable for the Trust to have removed to improve health and safety of staff and patients, and to mitigate the asbestos management plan within the basement.

A new development will however offer a more carbon efficient scheme overall, and will benefit the life cycle costing and whole life cost savings for a more energy efficient building.

# 05 / Environmental & Security Credentials

Security Report




Security Report Summary

The security specialist advising DAY during the design process of the proposal was Design For Security.

A Security Report was created and demonstrates the most common crimes with the area are less serious wounding, criminal damage and domestic burglary.

The site is located within a predominately residential area, with majority of crimes being conducted in the Withington Village, located along Wilmslow Road and domestic burglaries occurring to the rear of the site along Everett Road.

Measures have been taken to prevent such incidents by ensuring all doors, windows and shutters are certified to a recognised security standard and that CCTV and surveillance is applied to all doors separating public, communal and staff only spaces.

Ground floor and easily accessible windows should also include a laminated pane to form a more robust barrier against shattering and penetration.

A overall access control system will be implemented to dissuade members of the public from entering unauthorised and sensitive areas where staff and patients could be vulnerable.

Main Risks Identified and Proposed Mitigations:

Burglary:
There is only one single access point from the main road and the windows are un-openable, reducing opportunities to break into the facility. The main reception will be staffed during office hours, allowing visitors to be vetted prior to entry. Out of hours the main entrance will be secured with access controlled entry for staff.

Safety of medical records and drugs:
Medical records are being relocated as part of the decant for demolition. Any controlled drugs will be within a room lined with a steel plate in accordance with The Misuse of Drugs (Safe Custody) Regulations 1973 and doors will be in accordance with BS PAS 24. The doors will also be on access controlled entry only, and controlled drugs will be locked within compliant storage cabinets.

Theft of personal belongings (patient and staff):
Staff belongings will be kept within lockers in the existing staff facilities. Patients will store their personal belongings when necessary within secure lockers at the locker bay provided, which is close to the clinical hub for staff monitoring.

Criminal damage to property:
The materials selected are of high quality and secure design to minimise the risk of criminal damage. The building will be designed with a comprehensive CCTV system.

Unauthorised access to private space/restricted areas:
Access controlled doors will be in place internally where public access should be restricted. Patients will be accompanied by staff when entering non-public areas.

Acts of criminal damage, and theft, during the construction period:
The contractor will have suitable and appropriate hoarding and security around the site to mitigate the risk during construction.

# 06 / VISUALS

# 06 / Visuals

External View 01



# 06 / Visuals

External View 02



# 06 / Visuals

External View 03



# 06 / Visuals

External View 04



# 06 / Visuals

External View 05



# 06 / Visuals

External View 06



# 06 / Visuals

External View 07



# 07 / CONCLUDING STATEMENT

# 07 / CONCLUDING STATEMENT



Concluding Statement

The new Advanced Scanning & Imaging Centre described in this document has been developed through a highly collaborative and engaging process that has developed with support from the Christie Hospital's clinical team and Local Planning Authority input. This has enabled a strong design that responds positively and sensitively to the local context, whilst forming it's own identity along Wilmslow Road.

From the beginning of the scheme, stakeholder engagement has been encouraged to ensure the scheme can deliver the clinical needs of the facility, improve clinical efficiencies and to develop a scheme that meets the current and future needs of the scheme.

The involvement from all parties throughout the design process has assisted and created the path for the design journey of the scheme, in order to develop a new state-of-the-art facility that is encapsulated within a distinctive, sustainable and efficient building.

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