

Withington Community Hospital: Community Diagnostics Centre

Design and Access Statement Addendum

June 2024

DAY

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REV A - 24.05.2024

REV B - 03.06.2024

DAY

Contents

0.0	Introduction	p04
0.1	Addendum	p06
1.0	Proposed Design Amendments	p09
2.0	Summary	p18
3.0	Appendix	p20

Introduction / 0.0

00 Introduction

Outline & Overview

Full planning permission for a new Community Diagnostics Centre (CDC) providing cardiorespiratory and endoscopy services at Withington Community Hospital was granted by Manchester City Council in December 2023 (LPA ref. 137537/FO/2023). The description of development was as follows:

Erection of a two-storey building comprising a Community Diagnostics Centre (use class E(e)), with associated external landscaping, patient and delivery drop-off area and 6 no. accessible parking spaces.

The CDC facility provides Manchester University NHS Foundation Trust (MFT) the opportunity to expand and increase its capacity to deliver vital diagnostic services to south Manchester, providing greater patient-centred care and creating a reduction in health inequalities.

As described further in this document (Section 0.1), since planning permission was granted for the above development, MFT have undertaken a review of the diagnostic services proposed and have taken the decision to remove the endoscopy services from within the proposed CDC facility and relocate these to Wythenshawe Hospital.

As such, the CDC building has been reconfigured and reduced in size to accommodate alternative much-needed diagnostic facilities.

Therefore, in order to accommodate these changes, a number of amendments to the building are proposed and these are explained in detail within this document. These proposed revisions are submitted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended).

This document is an addendum to the Design and Access Statement submitted with the original application and accompanies a suite of information being submitted. Please refer to the Planning Statement Addendum for further information.



Addendum / 0.1

0.1 Addendum

Changes Overview

As defined by NHS England, the new Community Diagnostic Centre (CDC) service model provides a broad range of elective diagnostic services (including checks, scans, and tests) away from acute facilities).

The principal aim of the Community Diagnostic Centre programme is to increase diagnostic capacity which will,

1. To improve population health outcomes by reaching earlier, faster and more accurate diagnoses of health conditions.
2. To improve productivity and efficiency of diagnostic activity by streamlining the provision of acute and elective diagnostic services where it makes sense to do so; redesigning clinical pathways to reduce unnecessary steps, tests or duplication.
3. To contribute to reducing health inequalities driven by unwarranted variation in referral, access, uptake, experience and outcomes of diagnostic provision.
4. To deliver a better and more personalised diagnostic experience for patients by providing a single point of access to a range of safe, quality diagnostic services in the community.
5. To support integration of care across primary, community and secondary care and the wider diagnostics transformation programme.

As part of this programme, Manchester University NHS Foundation Trust (MFT) were successful in securing national funding to provide a new CDC hub at Withington Community Hospital, which will allow MFT to expand and increase its capacity to deliver a range of non-acute outpatients and diagnostic services in the heart of the local community.

In December 2023, MFT secured planning permission for a new CDC Hub at Withington Community Hospital, comprising a two-storey building envisaged to provide cardiorespiratory and endoscopy diagnostic services.

MFT subsequently appointed a main contractor to develop and deliver the design and construction of the new facility. As part of this, a semi-market-tested cost was produced which demonstrated a significant increase in cost from the construction estimates and the approved funding envelope. This increase in cost is associated primarily with rising inflation, construction market conditions and changes in Building Regulations. Therefore, for MFT to still fulfil the aims set out in the business case in delivering a CDC Hub at Withington Community Hospital and fulfil NHS England's definition of a CDC, MFT undertook a review of the proposed diagnostic services that could be delivered in a more cost-effective manner, whilst still maintaining the CDC service model.

In light of the above, it is proposed for the CDC Hub to deliver a much-needed range of diagnostic services including cardiology and respiratory testing (as per the original proposals), provision of sleep testing, and additional non-obstetric ultrasound testing, with the possibility to expand diagnostic services in the future. These diagnostic services will complement the existing imaging capabilities (MR, CT, X-ray) provided at Withington Community Hospital.

In order to achieve this, a group-wide review of the endoscopy services has identified that this activity is best accommodated in the planned refurbishment and expansion of the existing endoscopy service at Wythenshawe Hospital. Therefore, relocating the endoscopy services from the CDC Hub, has allowed the building to be reconfigured and reduced in size, whilst still ensuring the CDC Hub provides a range of much-needed alternative diagnostic facilities for the local community. Indeed, the CDC Hub will now provide more diagnostic services than the scheme previously granted planning permission.

Locating the cardiorespiratory services at the CDC Hub will integrate and streamline diagnostic pathways which will enable patients to start receiving appropriate treatment more quickly. In addition, the ultrasound and sleep testing services are some of the most challenging specialties in terms of long waiting times for patients and so being able to offer these important diagnostic services in addition to cardiology and respiratory testing will increase the positive impact the development will have on waiting times and importantly the health of patients.

The provision of multiple diagnostic services within one place allows patients to receive multiple tests in one visit. This will reduce patient journeys and enable more patients to start receiving appropriate treatment more quickly, within their community and within facilities that have been built for that purpose to provide the highest standard of care for patients.

Ultimately, the CDC hub at Withington Community Hospital and the diagnostics services proposed still achieve the principal aims of the CDC programme and remains to be of both local and national importance. The CDC hub at Withington Hospital presents an opportunity to deliver diagnostic services in the heart of the local community, providing more person-centred care, reducing health inequalities, and addressing unwarranted variation in care.

0.1 Design Rationale

Overview of design changes

To maintain the original design ethos of the scheme, required by the Trust have been carefully considered to minimise the impact on the approved proposal. The external appearance of the building, although a slightly smaller footprint, has been maintained closely to the approved design.

The major revision to the scheme has been the reduction of the footprint of the building, from the approved scheme of circa 1024m² in area, reducing by 235m² to 789m². This has had an impact on the internal layouts which have been updated to reflect the decreased internal area. This in turn has had an influence on the locations of the windows, minimally altering the external appearance of the building.

Due to the reduced footprint, the massing and the building's presence on site has decreased, this is shown visually in pages 10 - 18 of this addendum document which demonstrates that the building is set back further from Burton Road, allowing for more screening and separation along this frontage of existing and proposed landscaping. The height of the building has remained approximately the same to maintain the relationship to the adjacent buildings. The external landscaping area has been increased to maintain the existing planting where possible to minimise the impact of the building on the proposed site.

The following pages will compare each of the above mentioned changes between the approved and the revised scheme for ease. Order of the pages below:

- Proposed Massing Comparison
- Reduction in Floorspace - Ground Floor & Schedule of Accommodation
- Reduction in Floorspace - First Floor
- Revised Landscape Strategy
- Elevation Changes
- Visuals Comparison

List of revised drawings:

Proposed Ground Floor Plan - 22182-DAY-V1-00-DR-A-040004 - Rev. P7

Proposed First Floor Plan - 22182-DAY-V1-00-DR-A-040101 - Rev. P7

Proposed Roof Plan - 22182-DAY-V1-00-DR-A-040201 - Rev. P7

Proposed Location & Site Plan - 22182-DAY-V1-00-DR-A-040005 - Rev. P11

Proposed Elevations (North & East) - 22182-DAY-V1-00-DR-A-041002 - Rev. P9

Proposed Elevations (South & West) - 22182-DAY-V1-00-DR-A-041003 - Rev. P9

Proposed Sections - 22182-DAY-V1-00-DR-A-042001 - Rev. P7

Proposed Waste Management Plan and Compound Alterations
- 22182-DAY-V1-00-DR-A-040006 - Rev. P5

Waste Strategy Report - Rev. E



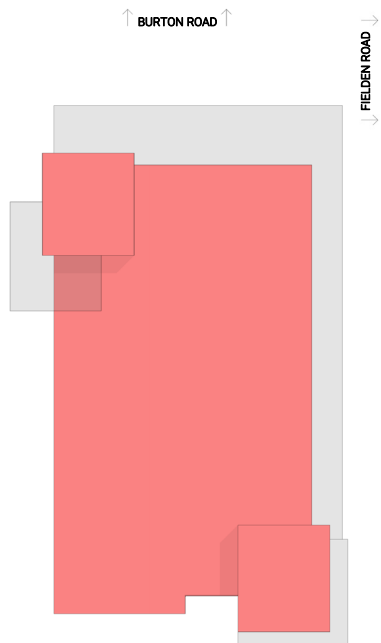
Proposed Design Amendments / 1.0

1.0 Proposed Design Amendments

Proposed Massing Comparison

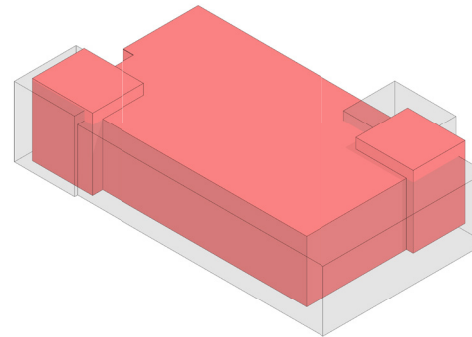
Massing Comparison

Visual representation of the changes to the building massing. The new proposal in red shows the smaller nature of the building which has a lesser impact on the existing site itself as well as the neighbouring properties in comparison to the approved proposal highlighted in grey.

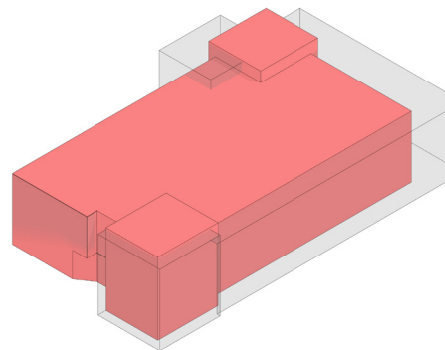


Massing Key

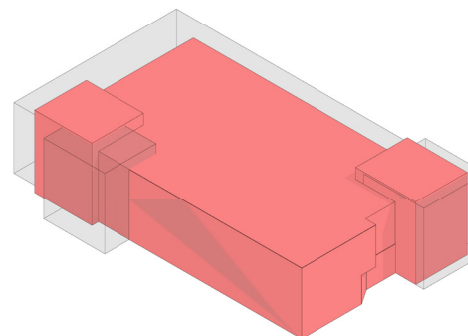
- Proposed Building Massing
- Previous Building Massing
- Existing Building



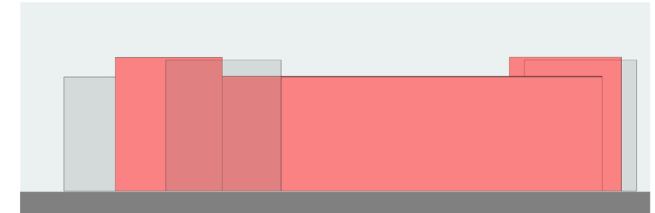
PLANNING - Massing 3D View 1 (Fielden Rd/Burton Rd Corner)



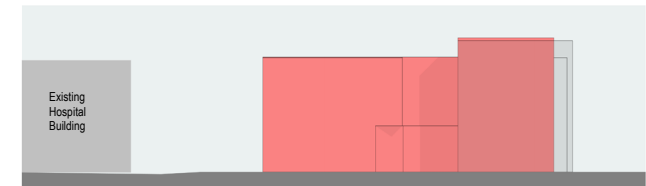
PLANNING - Massing 3D View 2 (Burton Road Entrance)



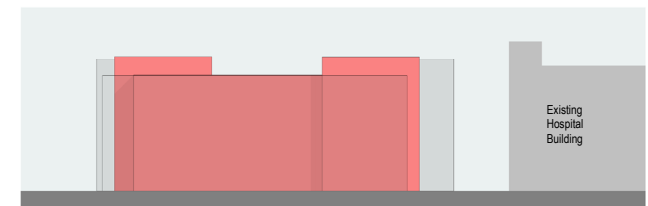
PLANNING - Massing 3D View 3 (Car Park/Main Entrance)



PLANNING - Massing East Elevation
1:200



PLANNING - Massing North Elevation
1:200



PLANNING - Massing South Elevation
1:200



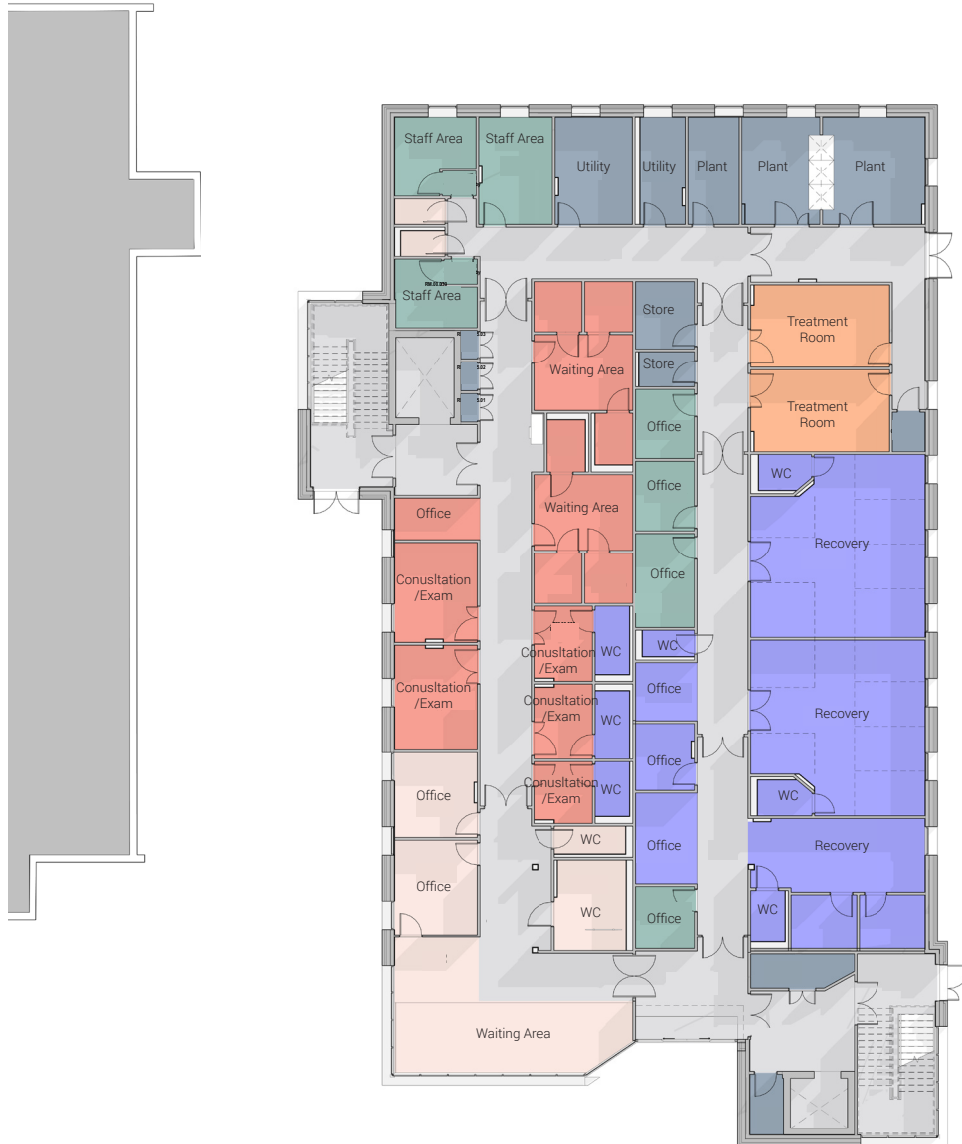
PLANNING - Massing West Elevation
1:200

1.0 Proposed Design Amendments

Reduction in floorspace - Ground Floor Plan

Ground Floor Plan Approved Proposal

GIFA - 1024m²



Ground Floor Plan Revised Proposal

GIFA - 789m²



1.0 Proposed Design Amendments

Reduction in floorspace - First Floor Plan

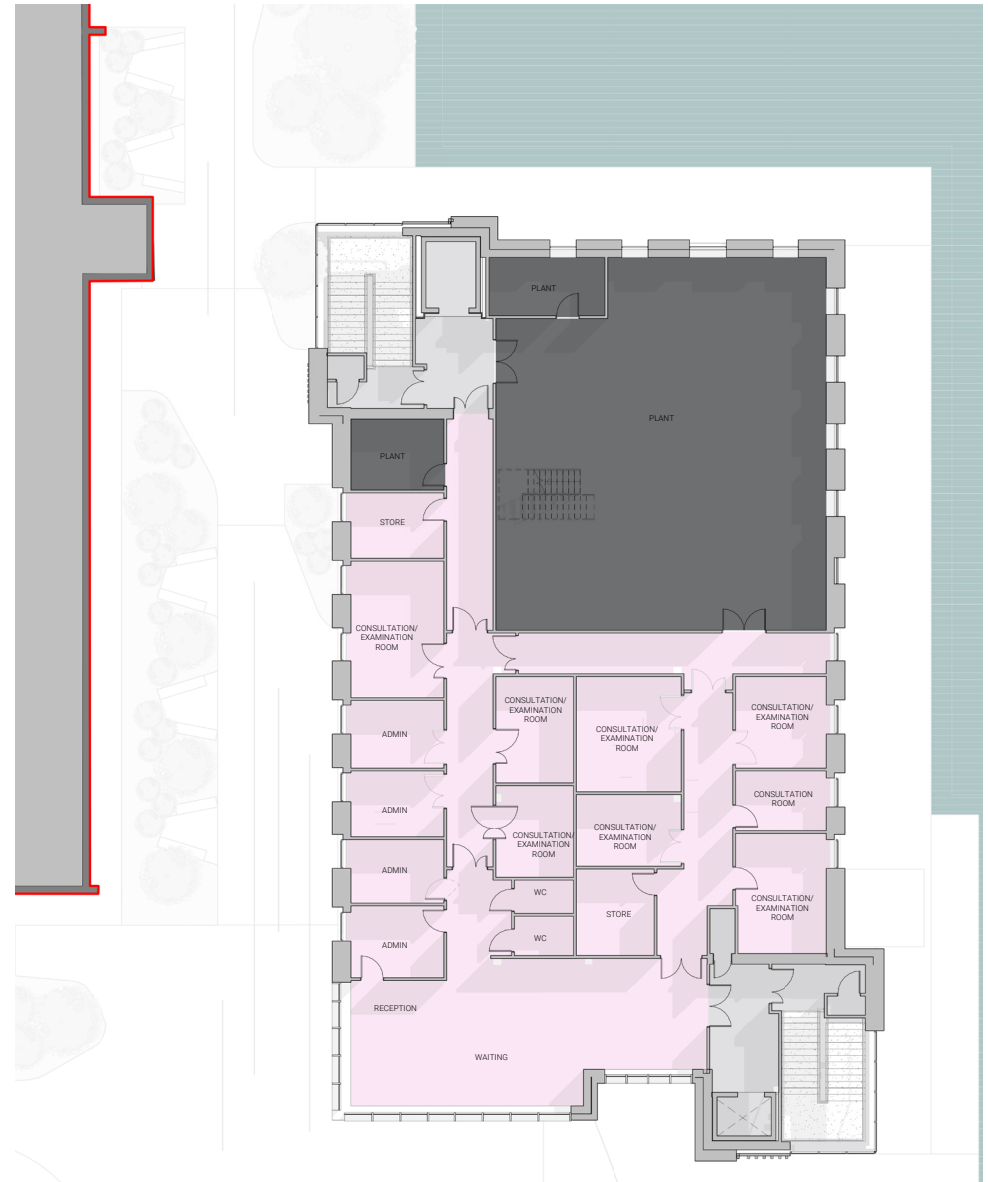
First Floor Plan Approved Proposal

GIFA - 1025m²



First Floor Plan Revised Proposal

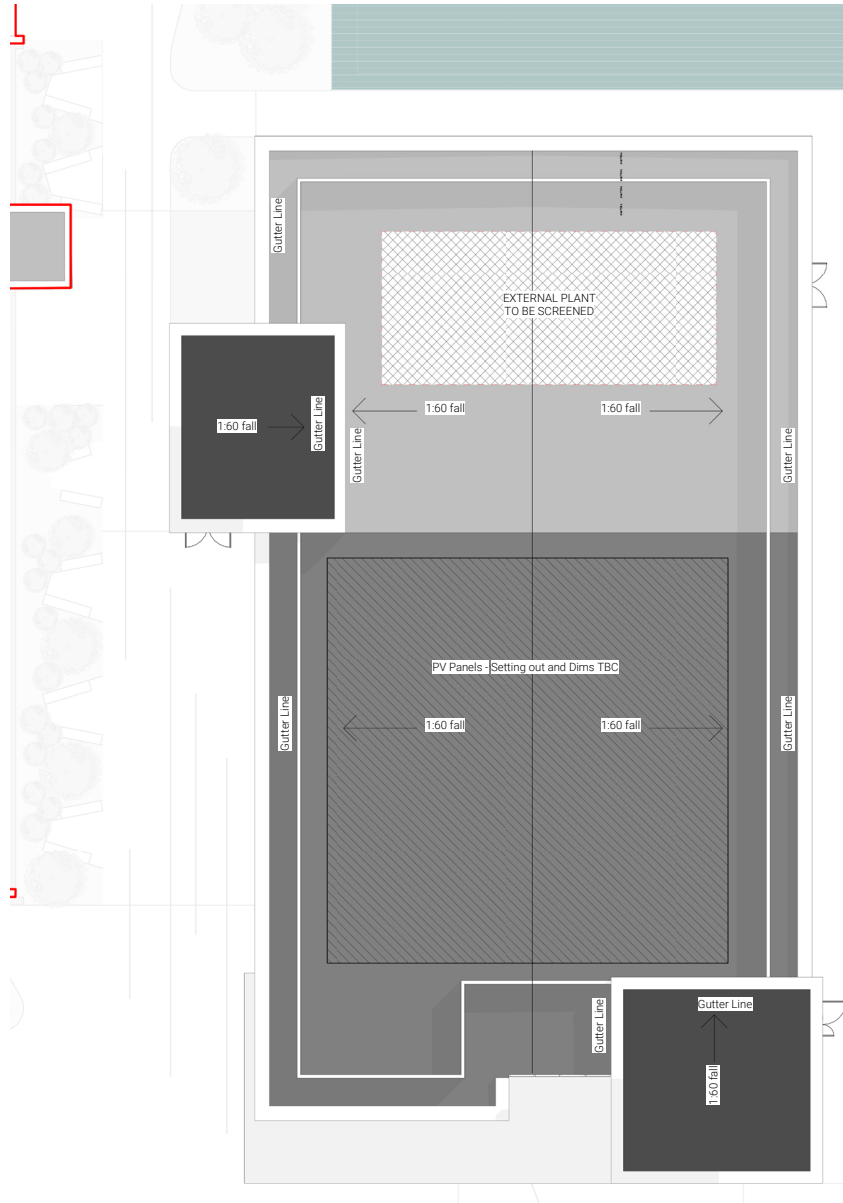
GIFA - 792m²



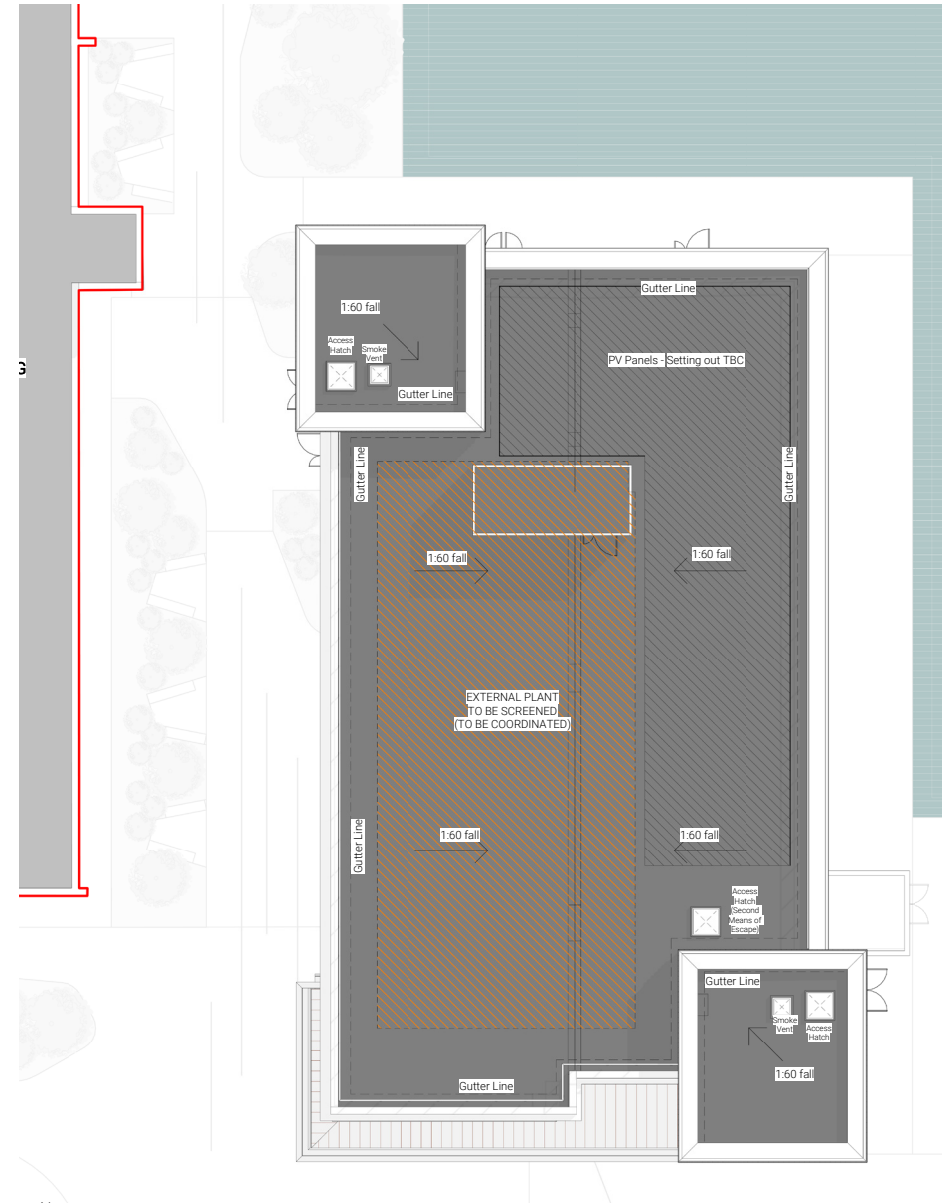
1.0 Proposed Design Amendments

Reduction in floorspace - Roof Plan

Roof Plan Approved Proposal



Roof Plan Revised Proposal



1.0 Proposed Design Amendments

Landscape Strategy

Summary of Changes

- Areas which have increased as a result of reducing the building foot print:
 1. The retained existing scrub area has increased from 3,049m² to 3,160m².
 2. The proposed amenity shrub planting has increased from 567m² to 649m².
 3. The proposed paving areas has increased from 1,545m² to 1,623m².
 4. Proposed mix native hedgerow increased its length: from 141m² to 143m².
- A new planting area has been added next to the new access on the East side of the building.
- The path on the West side of the building has been widened to accommodate a space for a gas cylinder store.

Site Plan Approved Proposal

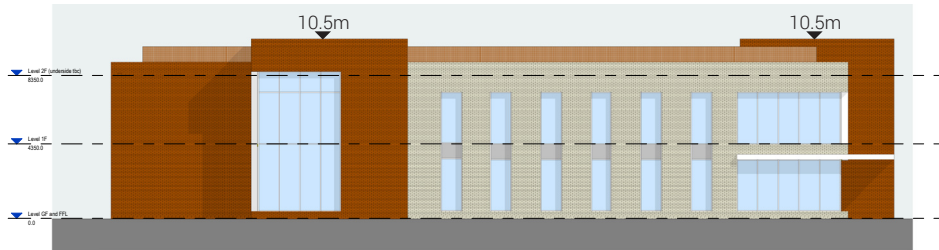


Site Plan Revised Proposal

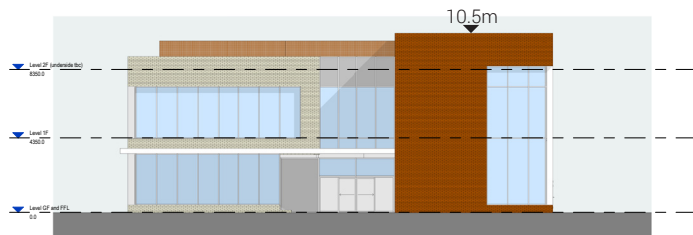


1.0 Proposed Design Amendments

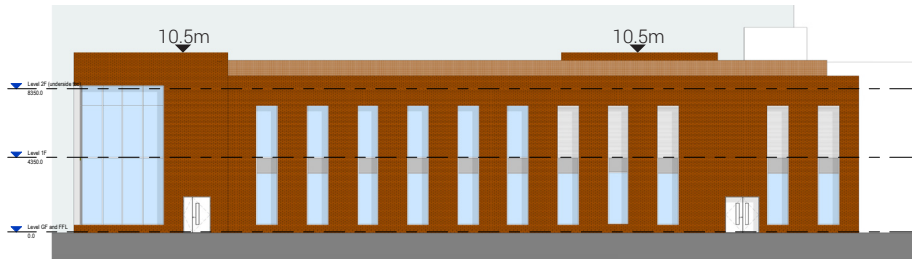
Elevation Changes



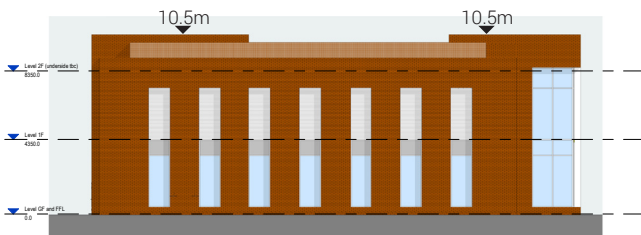
Approved Proposal East Elevation



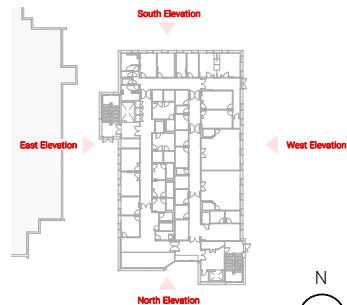
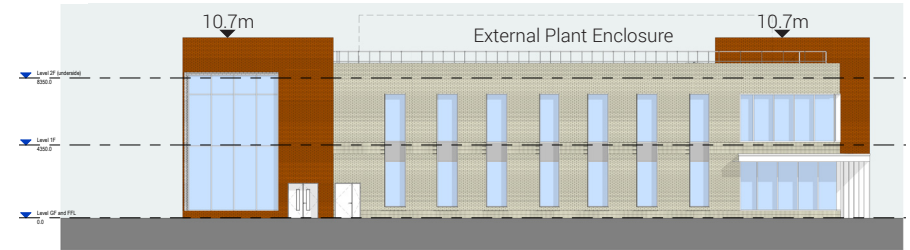
Approved Proposal North Elevation



Approved Proposal West Elevation



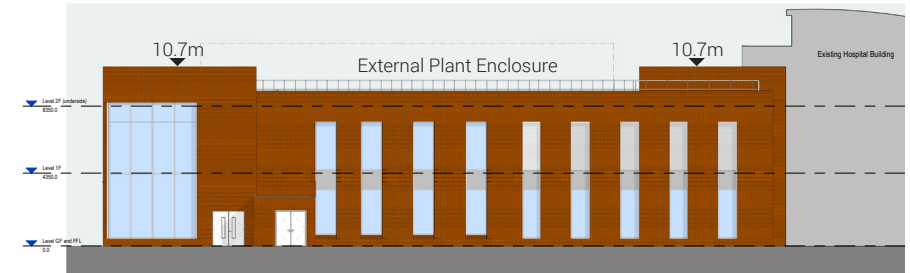
Approved Proposal South Elevation



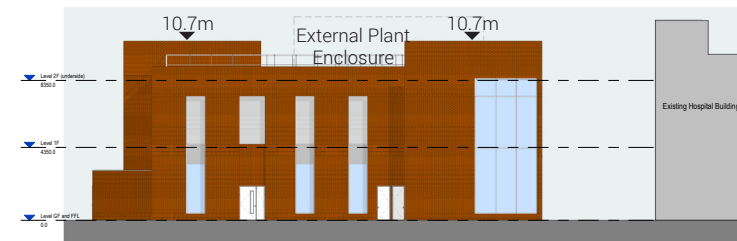
Revised Proposal East Elevation



Revised Proposal North Elevation



Revised Proposal West Elevation



Revised Proposal South Elevation

1.0 Proposed Design Amendments

Visuals Comparison



01 / Main Entrance Elevation (Approved)



01 / Main Entrance Elevation (Revised)



02 / Approach from Burton Road Entrance (Approved)



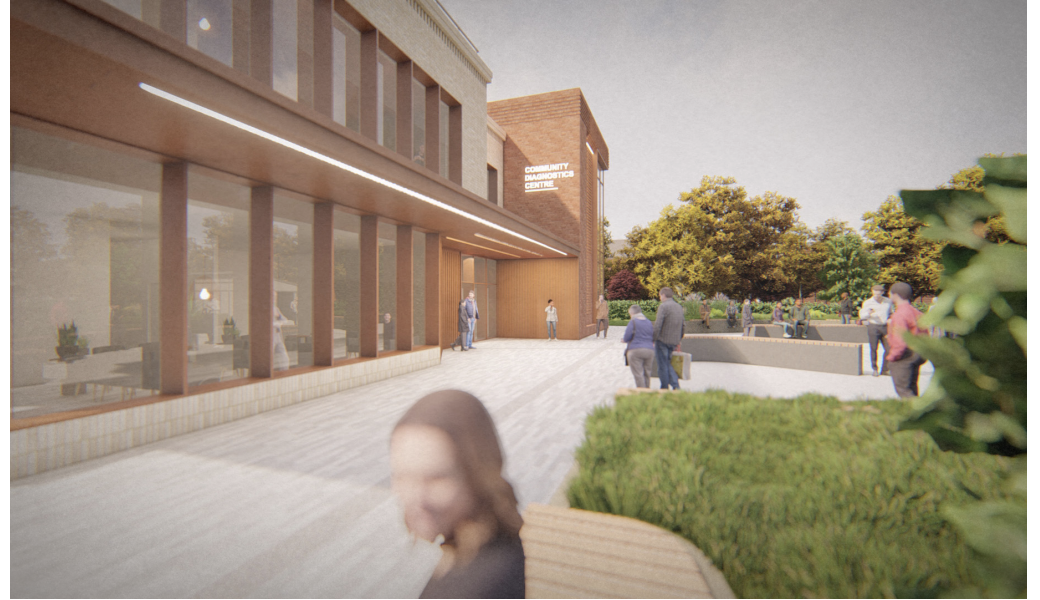
02 / Approach from Burton Road Entrance (Revised)

1.0 Proposed Design Amendments

Visuals Comparison



03 / Main Entrance Approach (Approved)



03 / Main Entrance Approach (Revised)



04 / Fielden Road Elevation (Approved)



04 / Fielden Road Elevation (Revised)

Summary / 2.0

2.0 Summary

Overview

Summary

To continue to expand the NHS England's Community Diagnostics Centre (CDC) service model to provide broad range of diagnostic services, MFT secured national funding for the Withington Community Hospital site. The site will allow the Trust to expand and increase its capacity to deliver a range of non-acute outpatients and diagnostics services.

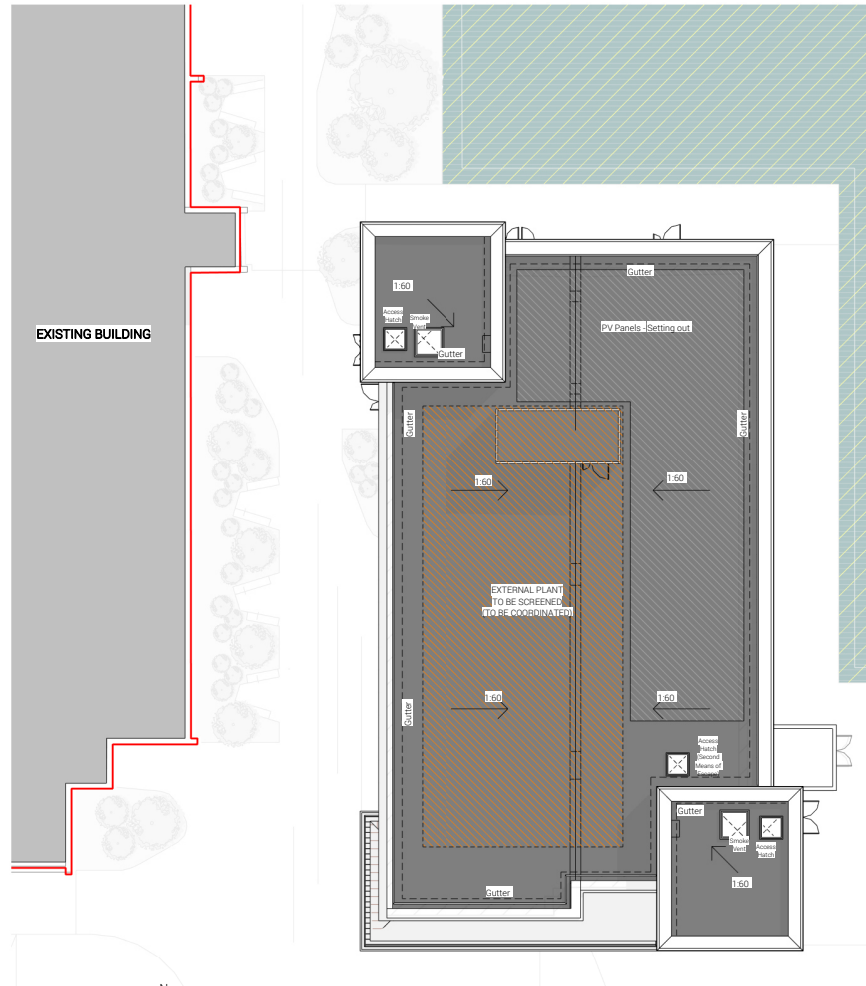
External influences such as rising inflation, construction market conditions and changes to the Building Regulations, MFT had to review the affordability of the scheme with the appointed contractor and decided to deliver the scheme at a more cost-effective manner whilst still delivering the CDC service model.

Due to the above, this document aimed to highlight the changes to the approved scheme which have resulted from the decisions taken. One of the main changes was the reduction in the footprint of the building by just over 200m² which has had a direct impact on the internal layout and design of the scheme. To minimise the impact these changes have had on the appearance of the approved scheme, the originally proposed design ethos has been maintained.

Therefore, despite changes to the approved plans, intent of the approved schemes design has been maintained.



Appendix / 3.0

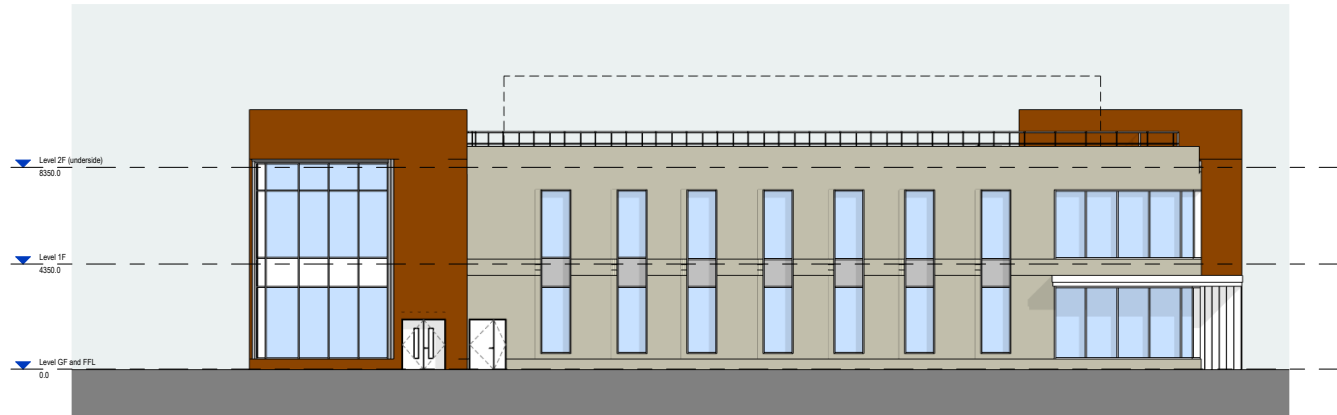


PLANNING - Proposed Roof Plan
1:150

KEY
--- Indicative plant enclosure
Subject to detailed design

REVISED NOTES				PROJECT				REVISIONS			
1. All dimensions, elevations and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer for their review and approval. The Architect / Designer shall be responsible for the accuracy of the information provided in this drawing. 2. The Architect / Designer shall be responsible for the accuracy of the information provided in this drawing. 3. The Architect / Designer shall be responsible for the accuracy of the information provided in this drawing. 4. The Architect / Designer shall be responsible for the accuracy of the information provided in this drawing.				Manchester University Hospital NHS Foundation Trust				Proposed Roof Plan			
P1	Revised Planning Issue	05.08.24	MA	As Indicated @ A1				06/28/23			
P2	Revised Planning Issue	24.08.24	MA	22182 1943-22 MA CB				DAY V1 RF DR A 040201 PF			
P3	Revised Planning Issue	01.10.23	MA	CDC - Cardiorespiratory, Withington Community Hospital				DAY V1 RF DR A 040201 PF			
P4	Revised Planning Issue	27.08.23	MA	DAY V1 RF DR A 040201 PF				DAY V1 RF DR A 040201 PF			
P5	Revised Planning Issue	30.08.23	MA	DAY V1 RF DR A 040201 PF				DAY V1 RF DR A 040201 PF			
P6	Revised Planning Issue	16.08.23	MA	DAY V1 RF DR A 040201 PF				DAY V1 RF DR A 040201 PF			
P7	Issue for Planning	24.08.23	MA	DAY V1 RF DR A 040201 PF				DAY V1 RF DR A 040201 PF			



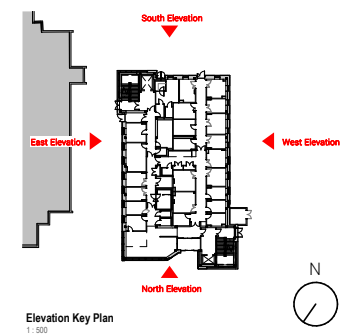


PLANNING - Proposed East Elevation
1: 100



PLANNING - Proposed North Elevation
1: 100

KEY
--- Indicative plant enclosure.
Subject to detailed design



Elevation Key Plan
1: 500

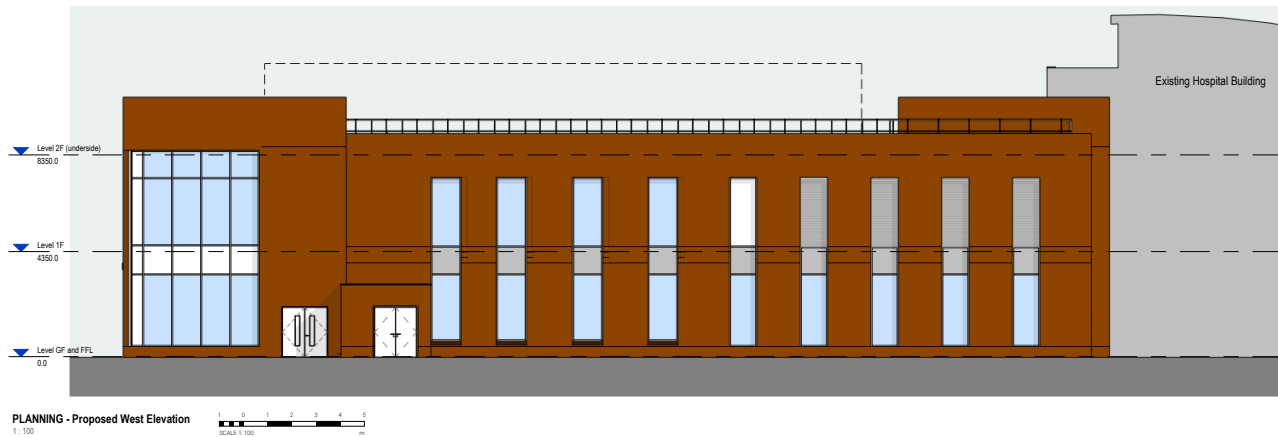
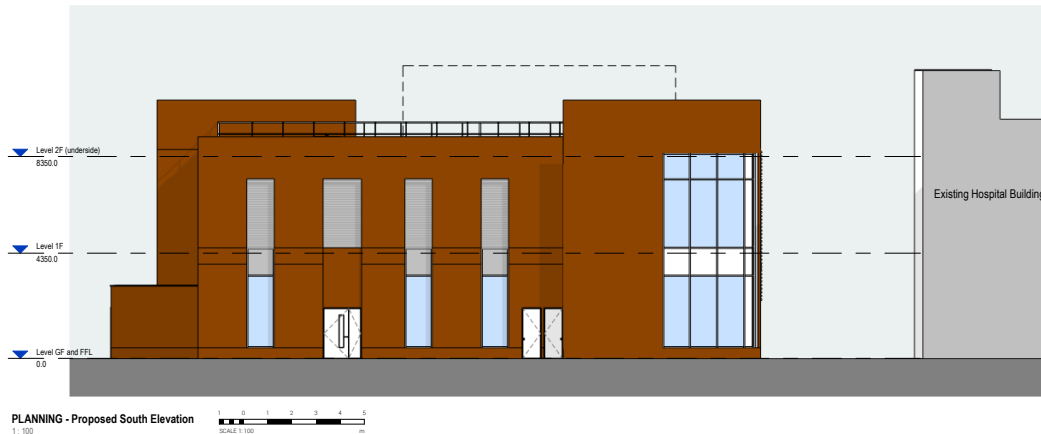
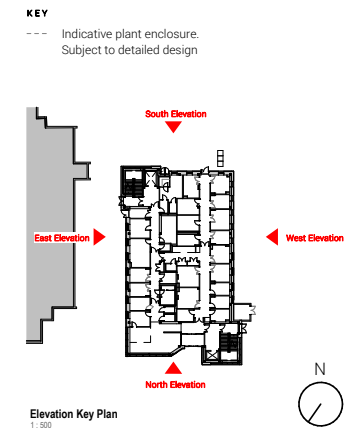
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P9	Revised Planning Issue	03.06.24	MA
P8	Revised Planning Issue	24.05.24	MA
P7	Issued for Information	25.03.24	MA
P6	Issued for Comment	22.08.24	MA
P5	Issued for Information	21.03.24	MA
P4	Revised Planning Issue	27.06.23	MA
P3	Revised Planning Issue	20.06.23	MA
P2	ISSUE FOR PLANNING	16.06.23	MA
P1	Issue for Comment	24.05.23	MA

CLIENT	Manchester University Hospital NHS Foundation Trust
PROJECT	22182
CLIENT REF	1342-22
MA	MA
PROJECT	CCC - Cardiorespiratory, Withington Community Hospital
DESIGN	DAY
VOLUME	V1
ISSUE	ZZ
TYPE	DR
SCALE	A
NUMBER	041002
PERSON	P9
DATE	24.05.24
BY	MA

DRAWING	Proposed Elevations - North & East
SCALE	As Indicated @ A1
PROJECT	22182
CLIENT REF	1342-22
DRAWN BY	MA
CHECKED BY	CB
DATE	05/23/23
PROJECT	CCC - Cardiorespiratory, Withington Community Hospital
DESIGN	DAY
VOLUME	V1
ISSUE	ZZ
TYPE	DR
SCALE	A
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P6	Issued for Comment	22.08.24	MA
P5	Issued for Information	21.03.24	MA
P4	Revised Planning Issue	27.06.23	MA
P3	Revised Planning Issue	20.06.23	MA
P2	ISSUE FOR PLANNING	16.06.23	MA
P1	Issue for Comment	24.05.23	MA

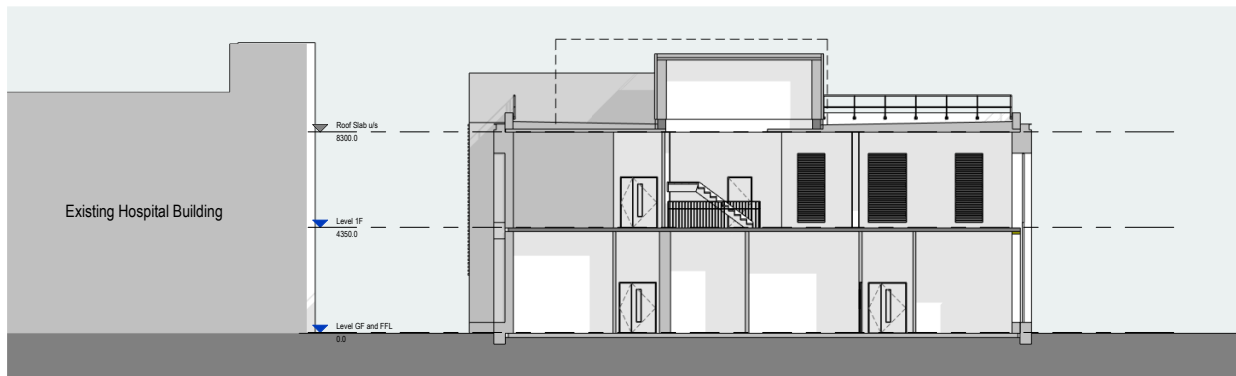
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PROJECT	CCC - Cardiorespiratory, Withington Community Hospital
DESIGN	DAY
VOLUME	V1
DATE	22
TYPE	DR
SCALE	A
NUMBER	041003
PERSON	P9

DRAWING	Proposed Elevations - South & West
SCALE	As Indicated @ A1
PROJECT	22102
CLIENT REF	1342-22
DRAWN BY	MA
CHECKED BY	CB
DATE	05/23/23
PROJECT	CCC - Cardiorespiratory, Withington Community Hospital
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TYPE	DR
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PERSON	P9

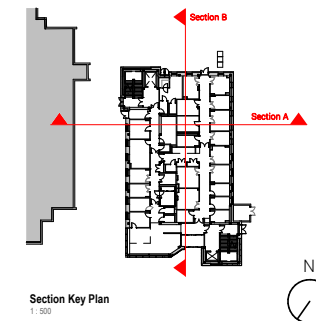
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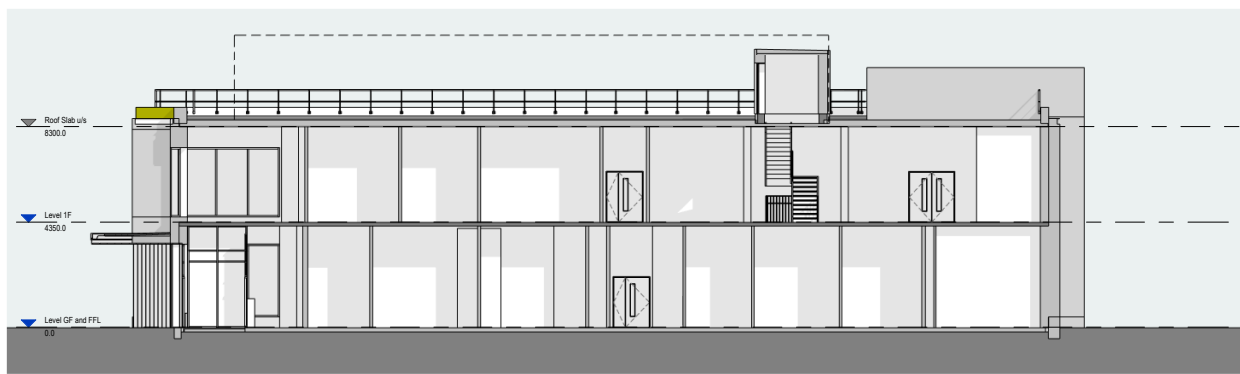


Section A
1 : 100



Section Key Plan
1 : 500

KEY
--- Indicative plant enclosure.
Subject to detailed design



Section B
1 : 100



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P7	Revised Planning Issue	03.05.24	MA
P6	Revised Planning Issue	24.05.24	MA
P5	Revised Planning Issue	26.04.24	MA
P4	Revised Planning Issue	27.05.23	MA
P3	Revised Planning Issue	20.06.23	MA
P2	Revised Planning Issue	16.06.23	MA
P1	Issue for Comment	24.05.23	MA

CLIENT
Manchester University Hospital NHS Foundation Trust

PROJECT
CCC - Cardiorespiratory, Withington Community Hospital

DRAWING Proposed Sections							
SCALE As indicated @ A1				FIRST ISSUED 05/23/23			
PROJECT	22182	CLIENT REF	1342-22	DRAWN BY	MA	CHECKED BY	CB
DRAWN	V1	VOLUME	ZZ	TYPE	DR	SHEET NUMBER	A 042001 P7
PLANNING							

DAY

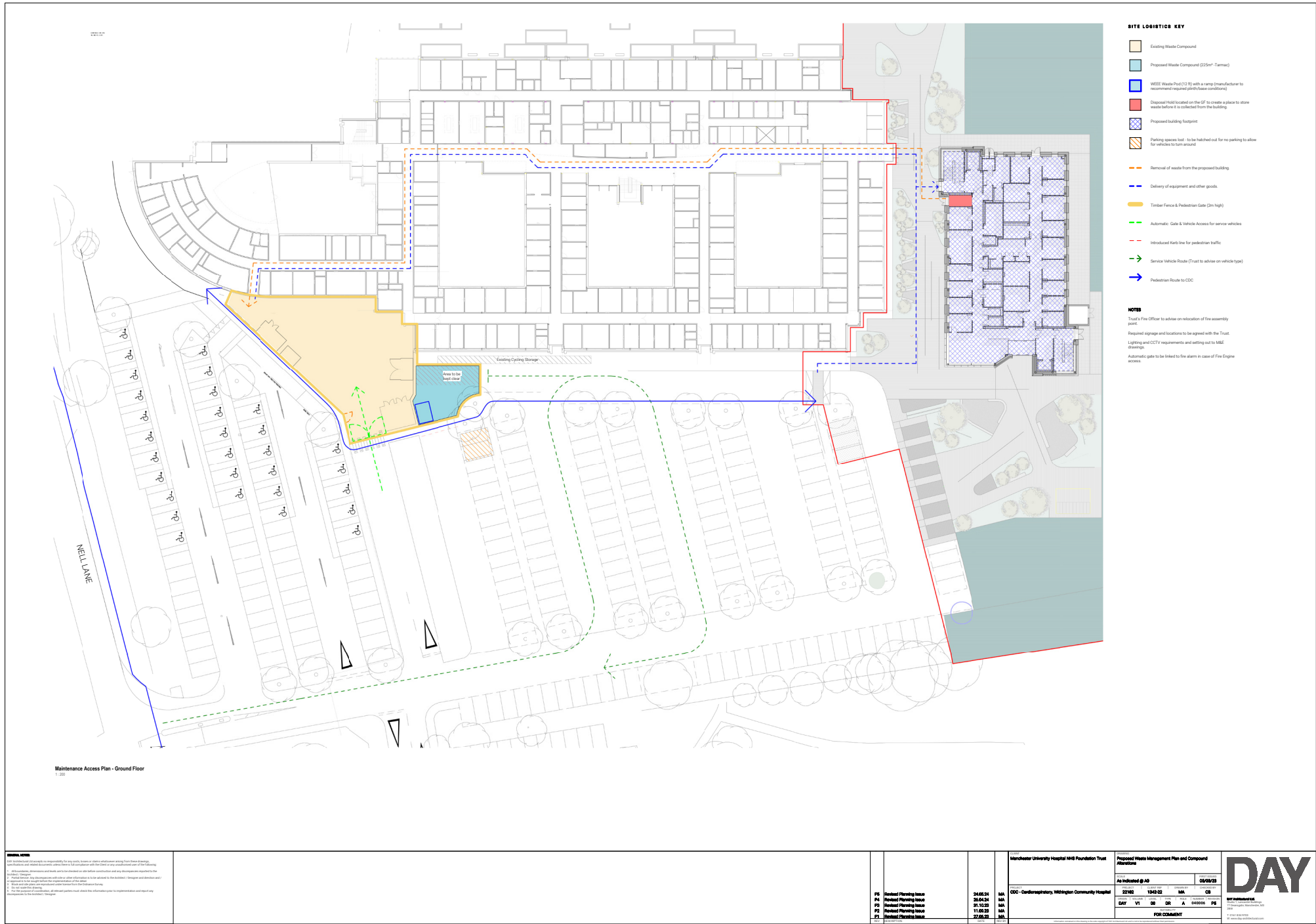
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Proposed Site Boundary Hospital Ownership Boundary

[illegible]





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