

DESIGN, ACCESS & PLANNING STATEMENT

Ref. 2305 – 09 -01

ISSUE. 01 - 3RD JULY 2023

2306: PROPOSED WELLBEING BUILDING

For HOLOGIC

At Heron House, Oaks Business Park, Crewe Road, Wythenshawe. Manchester. M23 9HZ.



Contents:

1. Introduction & Planning Statement

- i) Planning History
- ii) Planning Policy

2. Applicant

3. Location, Site & Property

4. Brief & Design

- i) Parking and Access
- ii) Drainage

5. Indicative Images

Architectural drawings accompanying and to be read with this Statement: -
(latest revisions shown on drawings)

2305(08)01 Location Plan
2305(08)02 Existing Site Plan
2305(08)03 Proposed Site Plan
2305(08)04 Proposed Floor Plan
2305(08)05 Proposed Elevations
2305(08)06 Indicative Images
2305(08)06 Indicative Images
2305(09)02 Existing Site Photographs
CP_J010_HW – Hardworks Plan-001-01
CP_J010_MP – Landscape Plan-001-02
CP_J010_SW – Planting Plan-001-01

1. Introduction & Planning Statement

This statement has been prepared in support of the application for Full Planning Permission for the proposed single storey outbuilding, otherwise known as the 'Wellbeing Building' on the Hologic site, at Crewe Road, Wythenshawe. The applicant is Hologic who currently rent the property on a long-term lease. The 'Wellbeing Building' provides ancillary accommodation for staff, primarily housing gym equipment and a social space.

Related Planning History

136931/FO/2023 – Erection of single storey front extension and associated landscaping works. Submitted 16th May 2023.

135453/FO/2022 - Retention of a single storey, temporary building for office and storage space for a period of 5 years. Approved 10th Jan 2023.

127060/FO/2020 – The creation of an 80-space car park with associated landscaping and new access of Wythenshawe Road. Approved 18th Sept 2020.

125299/FO/2019 – The erection of a 3-storey extension to provide new loading bay and storage area with associated turning area. Approved 14th Feb 2020.

124365/FO/2019 - Erection of automated security barrier and 2 metre high security railings. Approved 17th Sept 2019.

123463/FO/2019 – the erection of a single storey extension to create new toilet block and front entrance. Approved 20th June 2019.

121859/FO/2018 - Extension of existing building to provide new loading bay to serve new packing line to be installed within existing building, creation of new access road and installation of external air handling unit to the rear. Approved 8th Jan 2019.

094810/FO/2010/S2 - Installation of 2 no. air handling units to first floor rear elevation and installation of loading bay and canopy to side elevation. Approved 4th Feb 2011.

096324/FO/2011/S2 - Installation of 3 no. air handling units, with associated ducting, on external platforms to first floor rear elevation and installation of loading bay and canopy to side elevation. Approved 26th Sept 2011.

Relevant Planning Policy

Manchester Core Strategy Development Plan Document 2012: -

Policy EC2 – Economy & Existing Employment space and sites

Policy EC10 – Wythenshawe

Policy EN1– Design Principles and Strategic Character Areas

Policy EN4 – Reducing CO² emissions by enabling low and zero carbon development

Policy EN8 – Adaptation to climate change

Policy DM1 -Development management

Policy DM3 – Aerodrome Safeguarding

NPPF: -

Chapter 2 – Achieving Sustainable Development

Chapter 4 – Decision Making

Chapter 6 - Building a Strong and Competitive Economy

Chapter 8 - Promoting Healthy & Safe Communities

Chapter 12 – Achieving Well Designed Places

Planning Policy Guidance

2. Applicant Background

Hologic is a medical technology company primarily focused on women's health. It produces medical devices for diagnostics, surgery and medical imaging. Hologic are a global leader in women's health, offering options for screening, detection and treatment that provide a continuum of healthcare solution for women. Hologic empowers people to live healthier lives, from a corporate culture that drives world class results in a highly technical and scientific market. With locations in over 15 countries and more than 5,500 employees globally, Hologic empowers healthy lives around the world.



3. Location, Site & Property

The project is located within an established industrial estate, accessed from Moor Road, Wythenshawe. The development site is part of an existing 2.39-hectare plot, set within the existing group of buildings operated by Hologic. These include dedicated facilities for admin, laboratory research and manufacturer, packaging, storage and distribution.

The proposal is to provide a dedicated building to house staff gym and social space, which will free up admin & office space in 'Waterside House' which is currently partly given over to the gym. This will enable subsequent refurbishment, and provide collocated additional workstations and staff meeting space. All to meet the aspirations and expectations of a growing global company.

The proposed site is currently an unused plot of land to the south west of the recently completed delivery yard, and to the north of Heron House. Vehicle access is primarily off Wythenshawe Road, with direct pedestrian access from within the site to the north and south.

Staff parking is provided to the north east and south of Heron House, and also to the north of the proposed plot. To the west lies dense shrubbery and trees providing a mature landscape border with residential development along Wythenshawe Road.



Development site viewed from the north



Development site (edged red)

4. Brief and Proposed Design

As noted previously the proposal is to provide a dedicated building to house staff gym and small social space, which will free up admin & office space in 'Waterside House'. The plot is unused land left over from the most recent development of loading bay, car park and new double storey storage unit. Development is constrained by 5m easements from the UU sewer running in two directions across the plot, which has dictated the building form. The remaining area of the plot will be landscaped and used as staff relaxation space ancillary to the building itself.

Both externally and internally the layout is relatively simple and defined by the site constraints, comprising of two function spaces below a mono-pitched roof with a gentle slope from west to east. The higher and larger space accommodates the gym where increased height is beneficial, falling to a more intimate space to the east for general social gathering. Both spaces are served by small kitchenette and toilet facilities, which are complimentary to a full provision of showers, toilets and canteen found in Heron House.

The proposal is to utilise prefabricated timber composite panels (SIPS) for the wall and roof construction, lined externally with timber or composite cladding, both horizontally & vertically. The floor will be an insulated concrete raft slab.

The entrance is over-sailed by the lower roof to provide shelter, and will be access controlled. Doors and windows are located, sized and designed to work with the proposed use of space, method of wall construction, and prevent unauthorised access.

The main roof has a 5° pitch falling from west to east, and is to be partly constructed as a green sedum roof, with rainwater dispersal via rain chains into a ground level soakaway. Solar panels are also being considered to allow the building to be self-sustaining for electricity.

Parking & Access

Parking provision for cars and bicycles will not change. Adequate parking is already provided onsite.

Pedestrian access to the building will remain as existing along dedicated pathways linking the northern car park to the main site buildings. The building will be illuminated by existing on site street lamps, ground recessed uplighters at the main entrance, and security lighting on the building. The existing footpath will be widened around the building entrance, with a flush threshold into the building. The main entrance door will be access controlled, and wide enough to suit wheelchair access.

Drainage

Surface water from the main building roof will be dispersed into a gravel soakaway via 'rain chains' at the lowest part of the roof. Foul drainage will connect into the existing combined sewer on site, or into a dedicated septic tank (to be determined).

5. Indicative Concept Images



Approach to Main Entrance



Approach to Main Entrance



Gym Hall Elevation



Aerial showing green roof and solar panels