

DESIGN, ACCESS & PLANNING STATEMENT

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2306: PROPOSED RECEPTION EXTENSION

For HOLOGIC

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



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1. Introduction & Planning Statement

This statement has been prepared in support of the application for Full Planning Permission for the proposed single storey extension to the 'Hologic' reception at Heron House, Crewe Road, Wythenshawe. The applicant is Hologic who currently rent the property on a long term lease. Heron House is one of a group of buildings operated by Hologic on this site and currently accommodates the main reception, administrative offices and laboratory research facilities.

Related Planning History

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 enhance and expand the existing main corporate reception through internal refurbishment of the space, and externally by stepping out the facade to create new floor area, accessible entrance and enhanced landscaping. All to meet the aspirations and expectations of a growing global company.

The main reception is centrally located in Heron House, which is itself found at the far end of Crewe Road. This is a two-storey steel framed building, with low pitched roof and elevations

comprising a mix of facing brick panels, cladding and curtain walling affording a semi-industrial appearance, typical of the late 20th century.

Staff & visitor parking is provided to the front (east facing) and southern side of Heron house, with a goods delivery bay to the north providing easy movement of materials to the recently completed warehouse and goods yard. To the west lies dense shrubbery and trees providing a mature landscape border with residential development along Wythenshawe Road.



Main entrance to Heron House



Development site (edged red)

4. Brief and Proposed Design

Whilst the main reception is centrally located in the front façade of Heron House and readily visible from the approach road, it is not considered to reflect the modern aspirations of the company and neither does it afford an inviting welcome. Externally, the space is currently obstructed by the kerbside security cabin, and road barriers, and flanked by bland and ubiquitous hard and soft landscaping synonymous with low maintenance and deterring intruders. Internally the reception is overdue a refurbishment to improve both functional, and visual appearance along with improved thermal and acoustic performance.

Currently the reception desk has limited visual links with the approach road and visitor car park to the north, and little if no space for storage of visitor passes and corporate information. Being in direct line with the doors also permits drafts to penetrate the receptionist's workplace.

The proposal seeks to modernise the space with a more flexible use, whilst predominantly still focussing as a reception and waiting area. The reception will be extended to provide nominal additional floor space, and the desk relocated to afford better visibility of the car park, entrance and approach road thus allowing remote operation, guidance and control of access into the site and building. Feature walls, digital displays, better connectivity and storage will feature in the internal fit-out.

A new automated drum door is to be installed in lieu of manual double doors, with overdoor heater internally.

The new canopy, side and front walls will stand off from the existing brick facade, using dark grey metal cladding panels and curtain walling, to form a modern contrasting feature, with uplighters set into the ground illuminating the canopy soffit and door way. The 'Hologic' name and logo will continue to be displayed on the canopy front.

Parking & Access

Parking provision for cars and bicycles will not change, although better visibility and security will be achieved for the dedicated visitor and disabled parking areas.

Pedestrian access to the reception will still be via the dropped kerb from the car park or via an improved and widened access from the footpath with new landscaping, leading to the new entrance doors, with flush threshold. These will be automatic operation either controlled by 'swipe card' access or operated from the reception.

The side opening operation and width of door means that these can operate as fire escape doors and accommodate wheelchair users.

Drainage

Surface water from the extended canopy will utilise the existing RWP of the current canopy into the existing sewers.

5. Indicative Images



