

The Christie NHS Foundation Trust: TIF Wards

Design & Access Statement

27.01.2023 Revision: P03



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SITE ADDRESS

The Christie
Wilmslow Road
Manchester
M20 4BX

PROPOSED WORKS

Proposed TIF Wards & Stair/Lift Extension

SIZE OF WORKS

Application Boundary: 1266m²

CLIENT

The Christie NHS Foundation Trust

DESIGN TEAM

Architects
Structural & Civil Engineers
M&E Engineers
Quantity Surveyors

Gilling Dod Architects
AJP
CAD21
Arcadis

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Project Context



1.1 Introduction

1.1.1 Key Information & Existing Environment

This Design and Access Statement has been prepared by Gilling Dod Architects on behalf of The Christie NHS Foundation Trust, in support of a planning application for a stair/lift core extension to assist access to the wards at Second & Third Floors of the existing hospital. The replacement of windows to Second & Third floor also form part of this application.

This document should be viewed along with the following documents also submitted in support of the application:

- Site Location Plan
- Existing & Proposed Site Plans
- Existing & Proposed Floor and Roof Plans
- Existing & Proposed Elevations
- Proposed Sections

The Christie is a Cancer Care Treatment Centre, named after Richard and Mary Christie who were instrumental in setting up Cancer Treatment care in the late 1900s. The Christie facility first opened at a site off Oxford Road in 1892, then moved to a purpose-built facility in Withington, Manchester in 1932. The combined facility joined the National Health Service in 1948 and is now one of the largest cancer treatment centres of its kind in Europe

The Hospital site varies in age with the oldest buildings built in the 1930s, and the newest built as recently as 2017. Major building works are still going on today with the new Patterson Building currently under construction adjacent the proposed are of works.

The Christie NHS Foundation Trust specialises in Radiotherapy, Chemotherapy and is a highly specialist surgery for complex and rare cancer. They serve a population of 3.2 million people across Greater Manchester and Cheshire, while more than a quarter of patients are referred to the Christie from across the UK.



1.2 Site & Context

1.2.1 Site Location & Transport Links

The Christie is located outside the City Centre of Manchester in the district of Withington, with good road links with its location near the M60 Ring Road. There is also good public transport with three local train stations linked via bus routes and a local Metrolink service situated a 5–10-minute walk away.

Vehicular access is via a multi-Storey staff and visitor Car-park, located near the entrance on Palatine Road. There are also various other staff and visitor car parks located around the site.

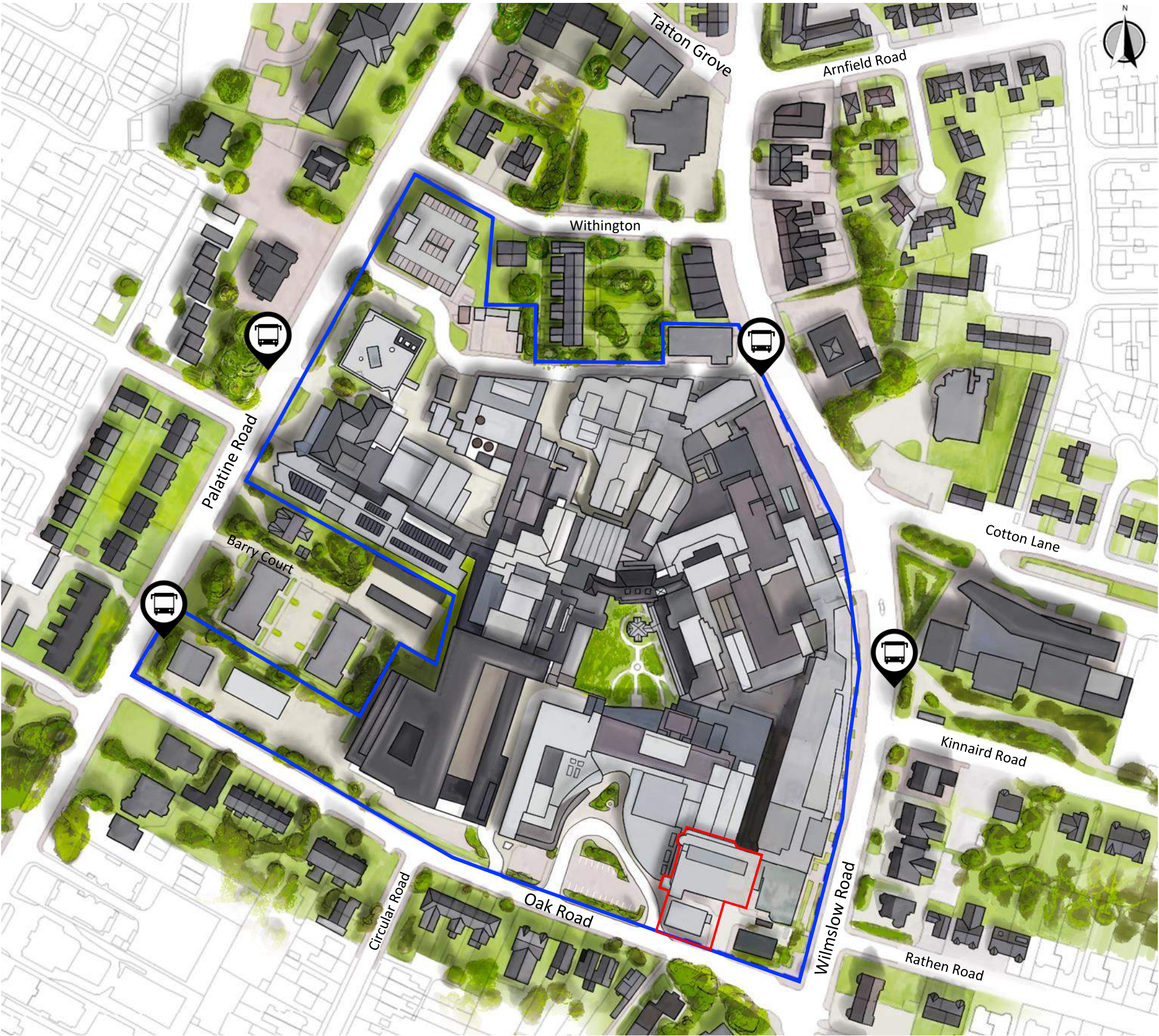
The Christie NHSFT Hospital is accessed by pedestrians via two main entrances; an outpatient's main entrance on Wilmslow Road and a main ward entrance located AT a drop-off point on Oak Road. There is a third entrance located on Palatine Road.



The hospital is well served by bus stops on Palatine and Wilmslow Roads which provide connections to the city centre and beyond.

The Site Location Plan opposite indicates the wider hospital site boundary/ownership in blue whilst the area edged in red indicates the extent of the application site boundary.

- Applicant Ownership
- Application Boundary



1.3 Site Analysis

1.3.1 Site Analysis

The proposed building extension is to the South elevation of the Christie hospital site, immediately adjacent to Oak Road's main hospital entrance and to the Paterson Redevelopment project.

The new Patterson building stands at ten storeys tall with a proposed Roof Level height of 46.675 meters, while the rest of the Christie hospital site contains buildings ranging from two to five storeys high.

The Oak Road main entrance is made up of bronze cladding, and it's façade is a key elevational front for the hospital, acknowledging this, careful design thought has been given to material choices, massing, and general design principles within this scheme.

Key

Site Boundary / Client Ownership

Application Boundary

1.4 Existing Site Plan

1.4.1 Existing Site Plan

Existing Contractor cabins are currently positioned along Oak Road within the application boundary, these cabins are 5 stories in height and sit to the South, also front of the hospital site, to the main entrance façade. These contractor cabins were placed in 2019 to assist the enabling works, demolition and construction of the Paterson Building.

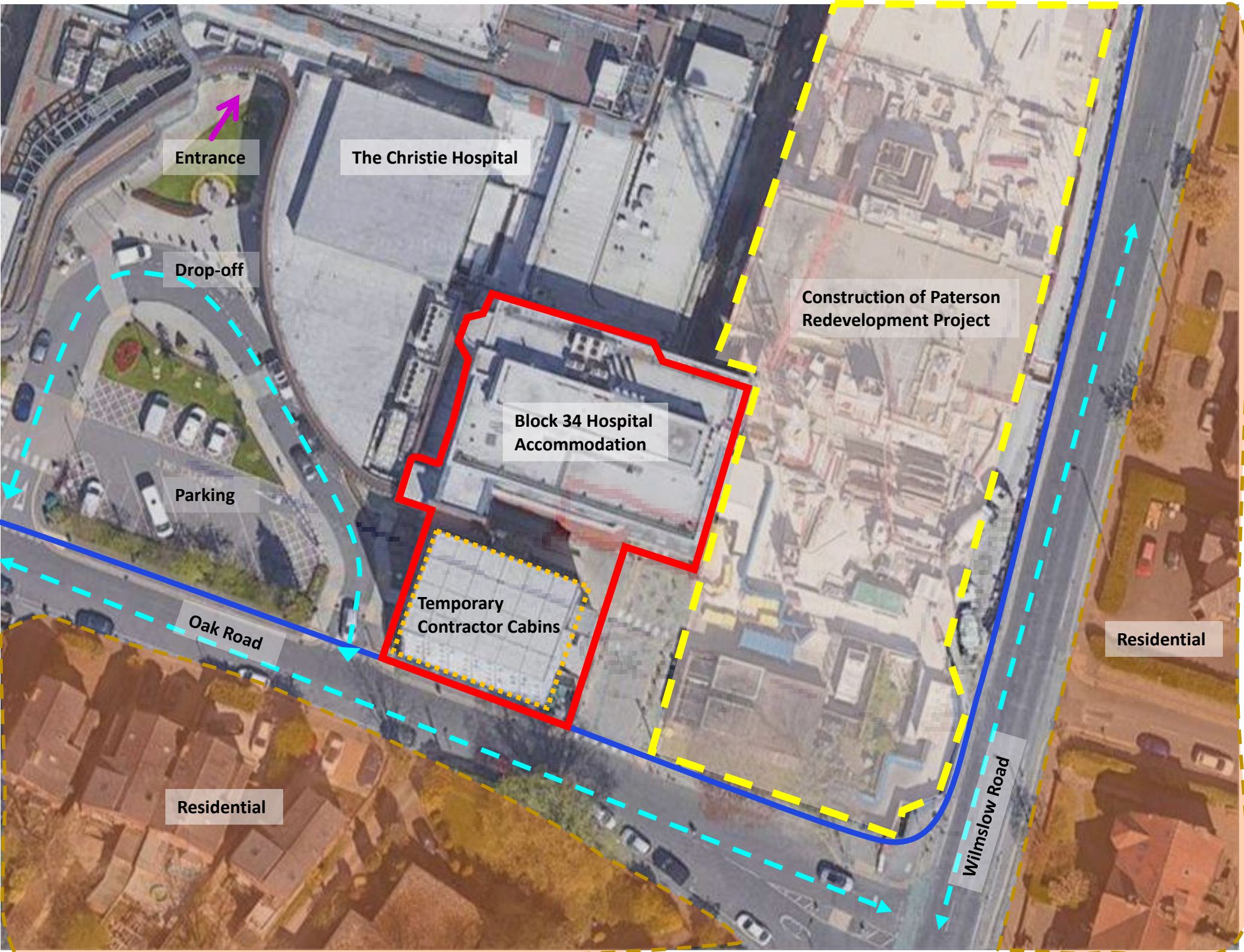
The existing hospital building behind the temporary Contractor cabins contains the CCU department and inpatient wards. This building's south façade is a mixture of brick, terracotta and composite cladding features (as labelled further within this document).

There is Ambulance parking to the West of the application boundary as well as patient and visitor drop off points. To the East, is the ongoing construction of the new Paterson Redevelopment Project due for completion in 2023, reference visual 'A' below, a CGI of to the scheme.

- Key**
- Site Boundary / Client Ownership
 - Application Boundary
 - Vehicle Route
 - Existing Contractor Cabins
 - Paterson Redevelopment Project



The Christie TIF Wards
Design & Access Statement

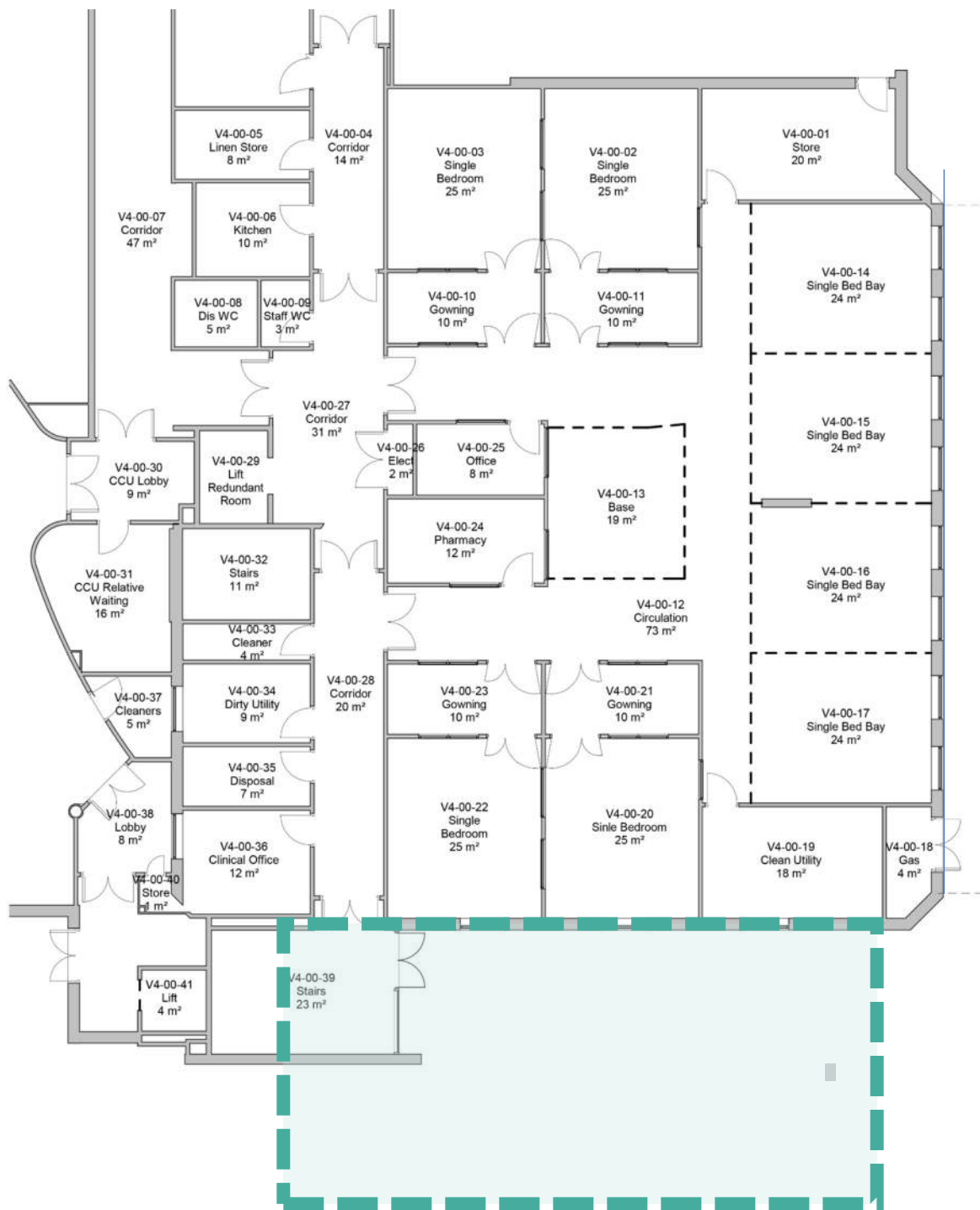


The temporary contractor cabins located on the site are associated with the construction of Paterson redevelopment project and will be removed once the works are complete and ahead of the extension works commencing on site.

1.5 Existing Building Plans

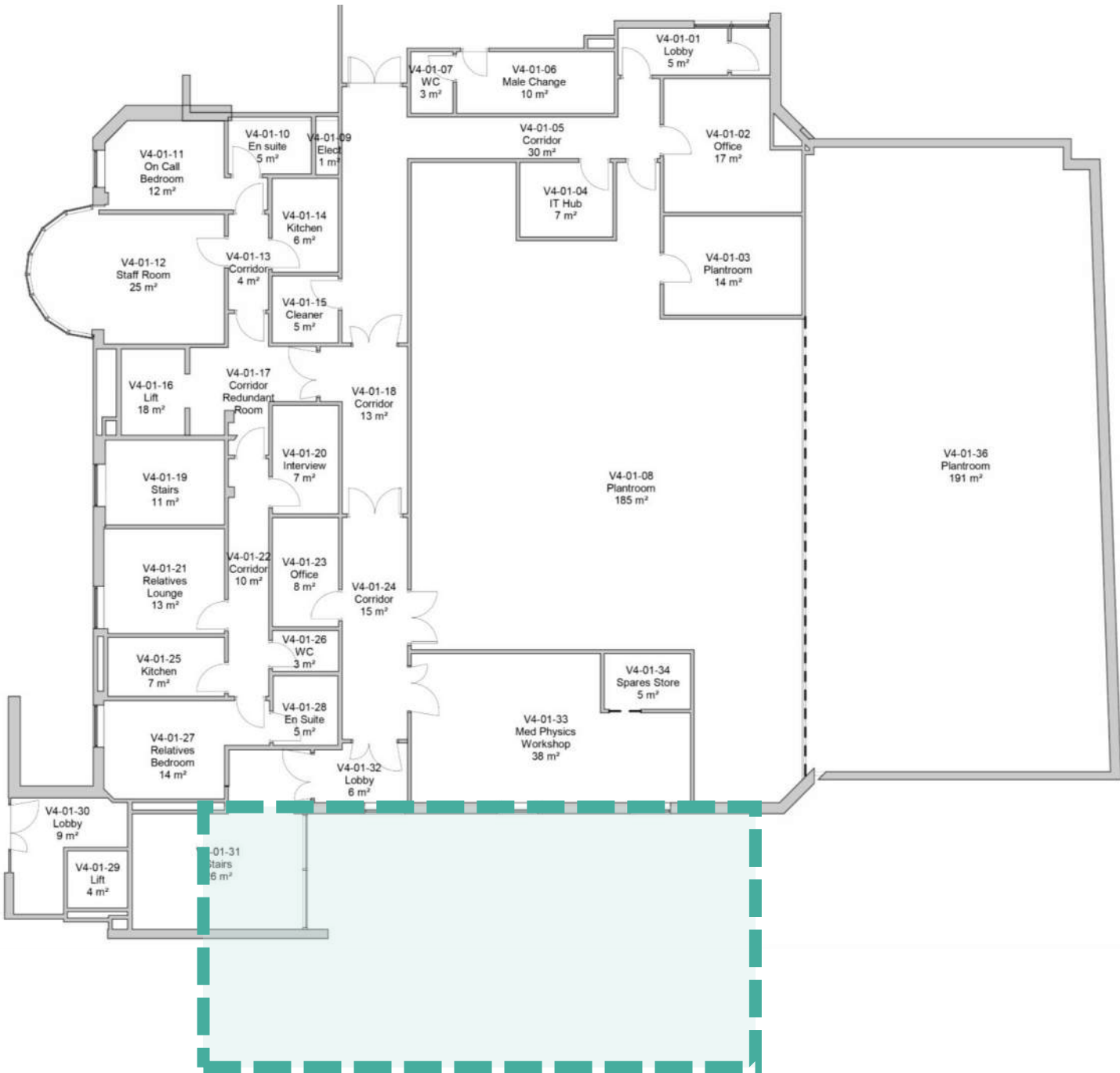
1.5.1 Existing Ground Floor Plan

Proposed area of works for new stair/lift extension shown highlighted:



1.5.2 Existing First Floor Plan

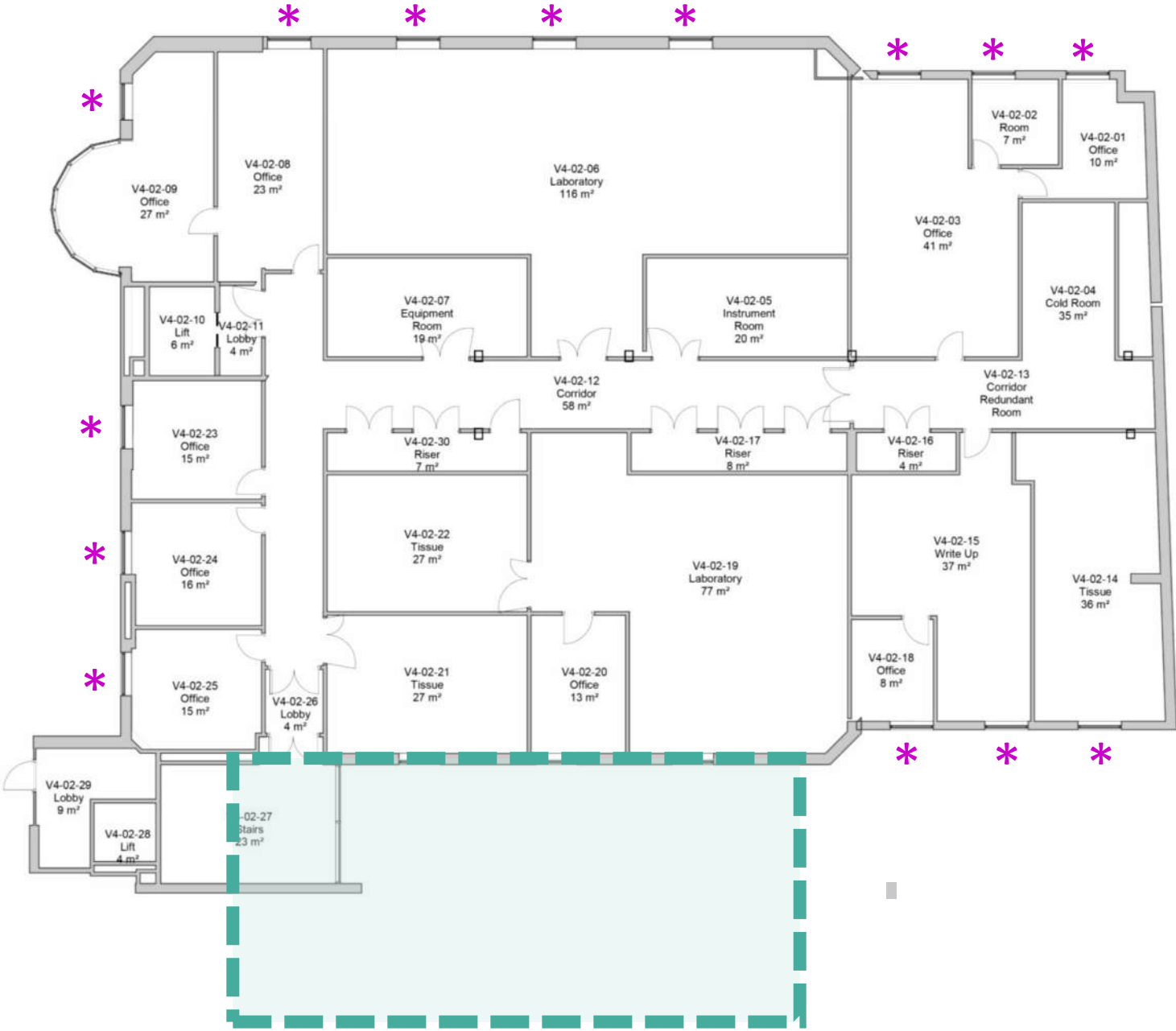
Proposed area of works for new stair/lift extension shown highlighted:



1.5 Existing Building Plans

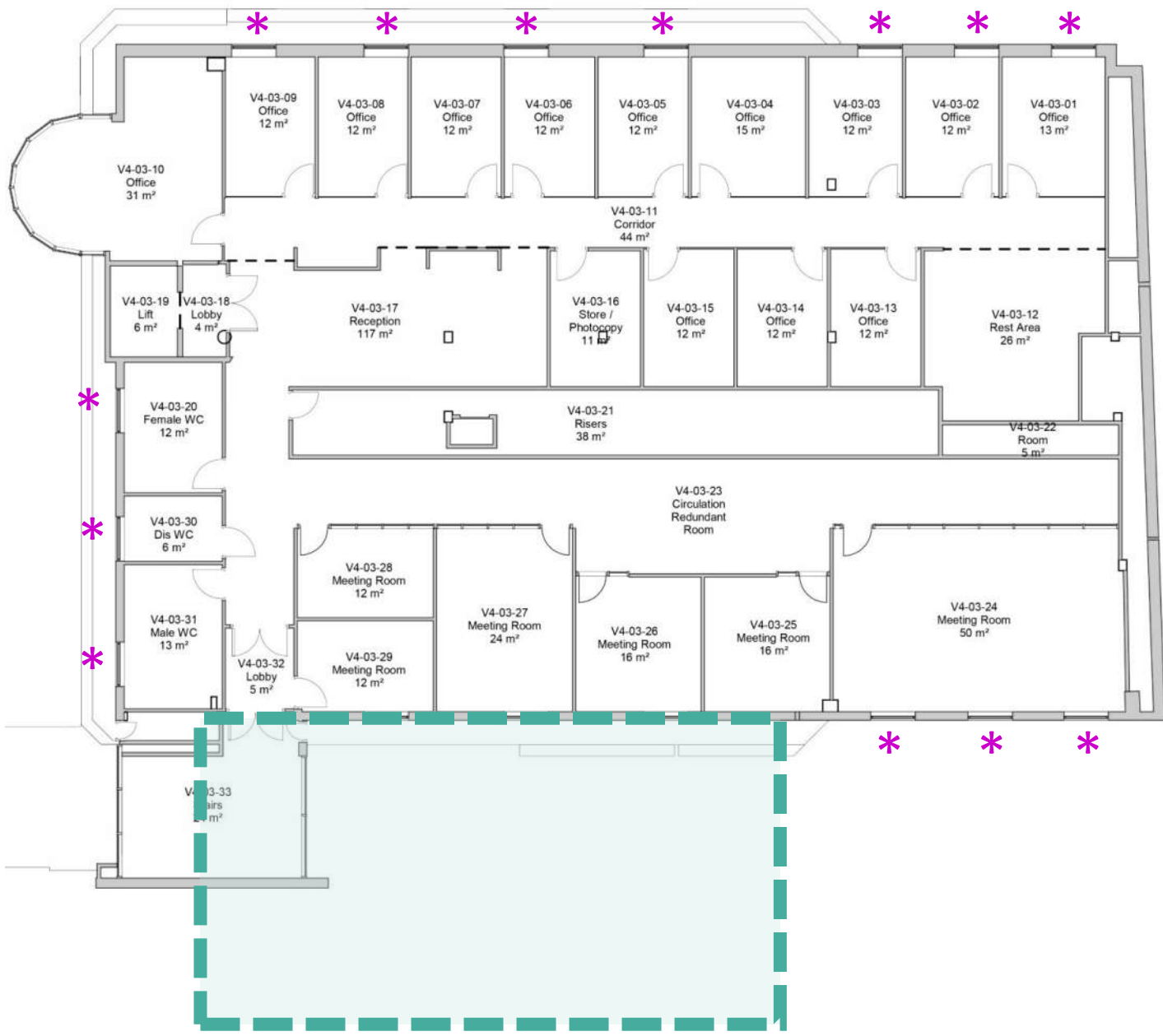
1.5.3 Existing Second Floor Plan

Proposed area of works for new stair/lift extension shown highlighted (note: Existing windows highlighted * are also to be replaced at this level):



1.5.4 Existing Third Floor Plan

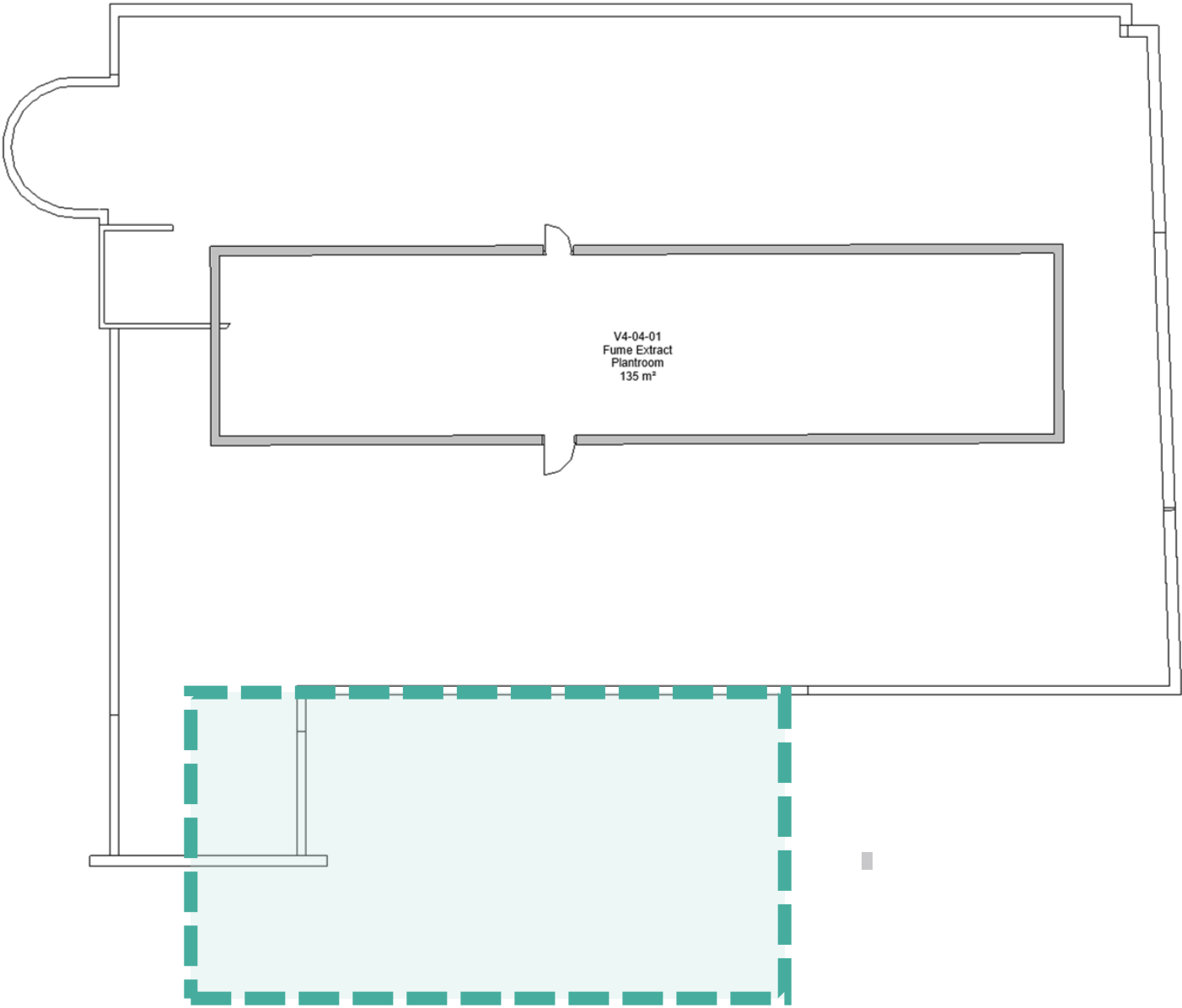
Proposed area of works for new stair/lift extension shown highlighted (note: Existing windows highlighted * are also to be replaced at this level):



1.5 Existing Building Plans

1.5.5 Existing Roof Plan

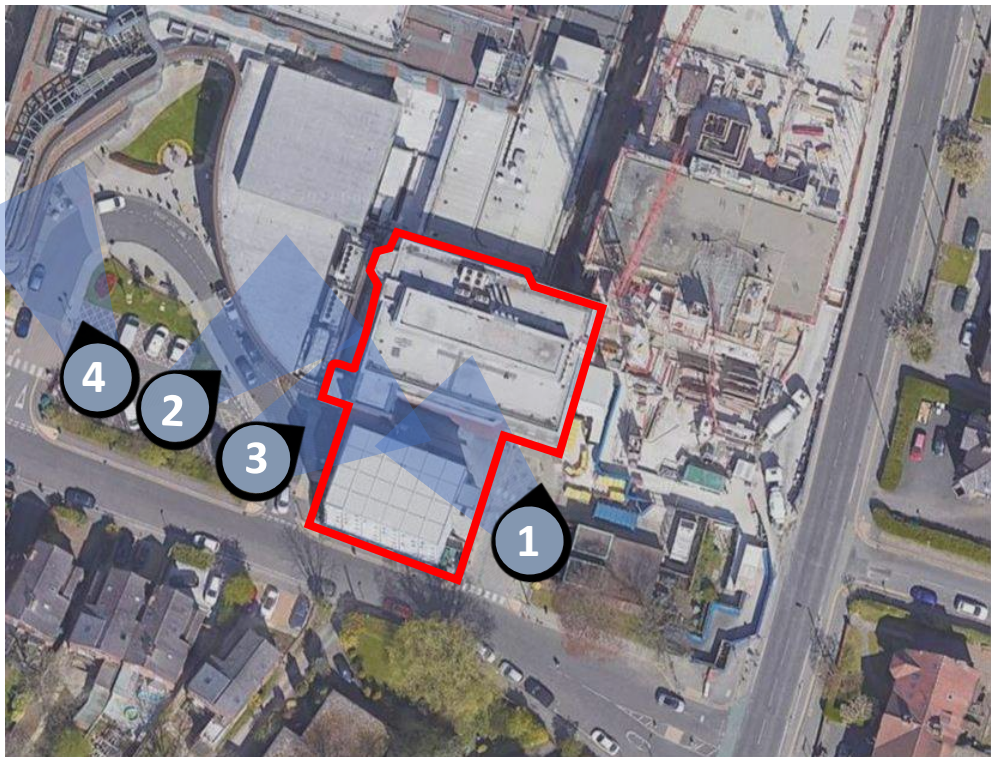
Proposed works to include a new stair/lift extension within area highlighted which provides new access route to roof:



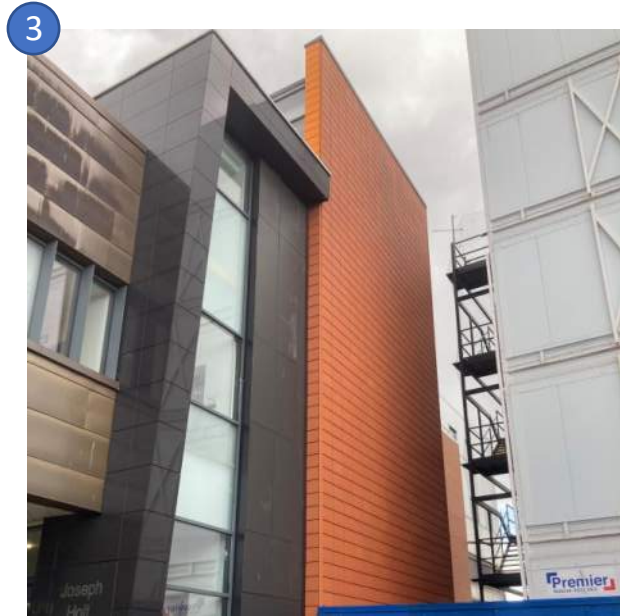
1.6 Existing Site Photographs

1.6.1 The Christie Hospital South Elevations, Oak Road

The application boundary is outlined in red on the photograph key plan below for information and orientation.



Photographs of the North elevation of Block 34.



Photographed South-west corner of the existing Block 34 building, terracotta cladding visible as well as the proximity of the temporary contractor cabins against the façade



Photographed North-easterly view, highlighting the existing brass cladding along the Oak Road Entrance (note: brass affixed to the Oak Road Treatment Centre is also the same product but weathering alters the appearance as the buildings age)



Photographed South-easterly view, beside the Ambulance parking bays, looking to the existing brass cladding along the Oak Road Treatment Centre

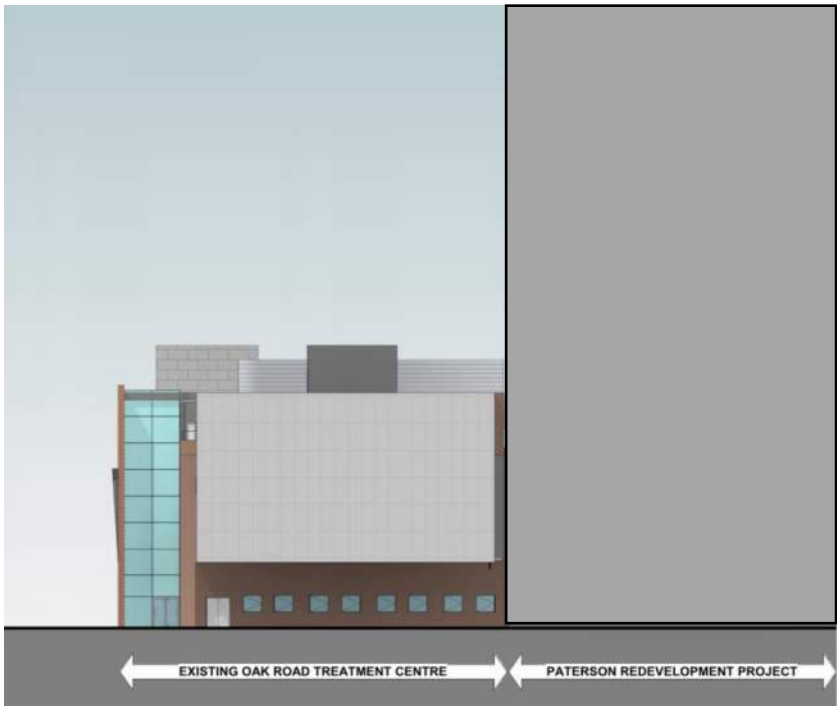
1.7 Existing Elevations

1.7.1 Existing Key Elevations

Existing South, East and West elevations below, to indicate the existing scale of the site’s context.



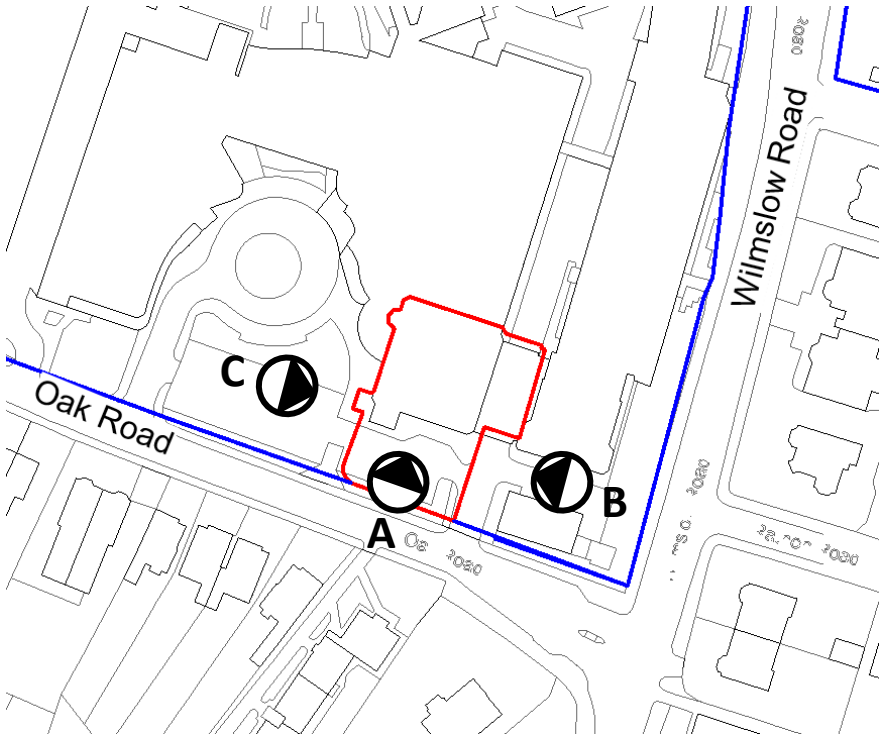
A: South Elevation



B: East Elevation



C: West Elevation



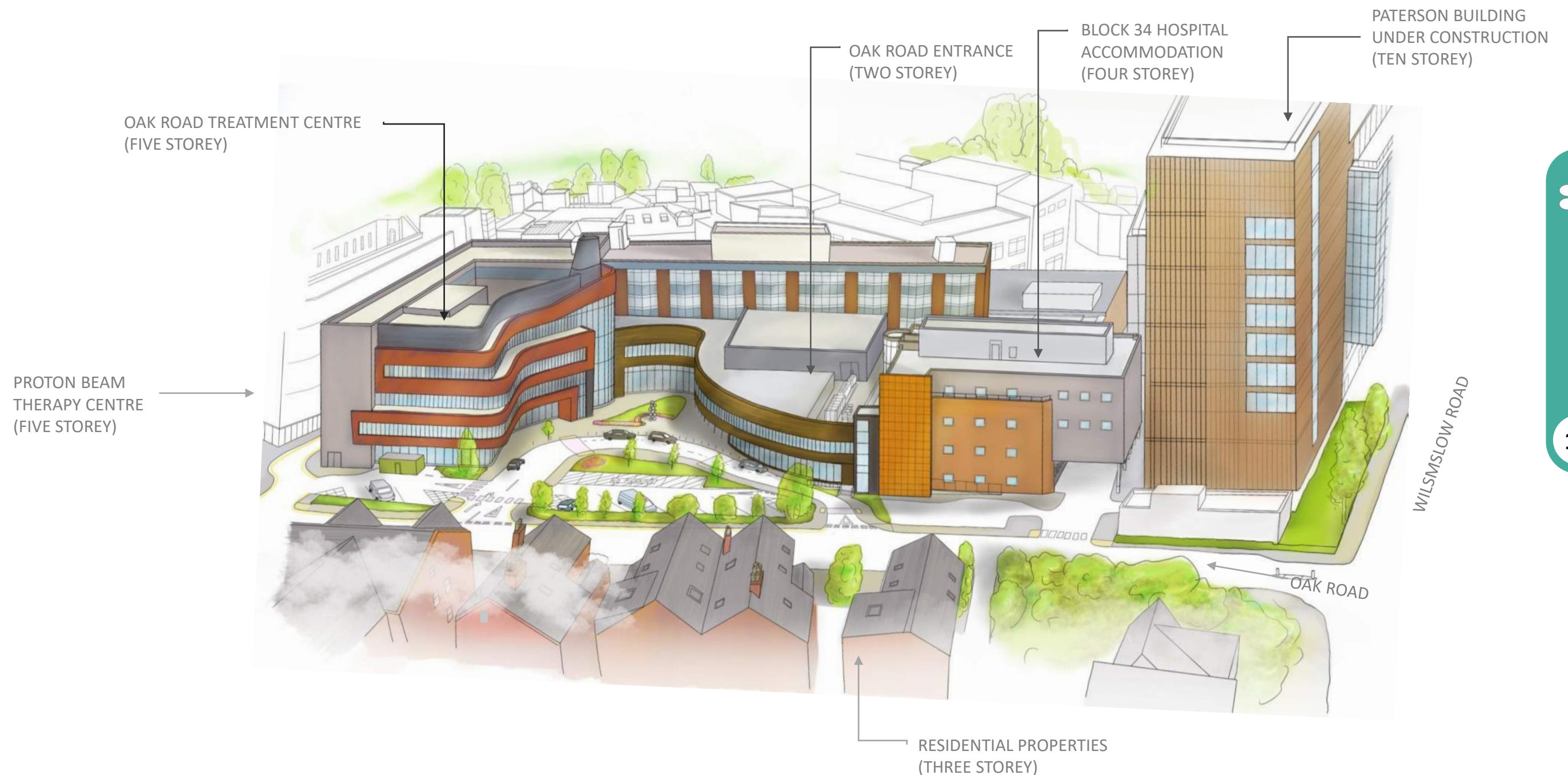
Site Location Plan

Note: As demonstrated in the existing photographs on the previous page 1.6, the existing brass cladding along both the Oak Road Entrance & Oak Road Treatment Centre are the same product but weathering alters the appearance as the buildings age. The slight colour difference is due to the buildings being constructed at different points in time.

1.8 Existing Massing

1.8.1 Existing South Elevation and Form

Illustration of the existing site context, with temporary site cabins removed and with the Paterson Redevelopment project drawn in place indicative of the new typology for the site. The below expresses the continuity of form, materials and is general guidance to the look and feel of the site's existing context.



Statutory Process



2.1 Planning History

2.1.1 Christie Hospital Planning History

The Christie Hospital first opened in 1990 and has seen many alternations and extensions over the years. Most recently (in the last 5 years), the hospital has benefitted from works covered by the following Planning applications:

- **Application Ref: 131219/FO/2021**
 Application Type: Full Application Consent
 Proposal: Elevational alterations consisting of the bricking-up of the GF window
 Decision: Approved 16.12.2021
- **Application Ref: 131025/NMC/2021**
 Application Type: Non-Material Change Application
 Proposal: Non-Material Amendments to planning permission 123748/FO/2019 to allow for amendments to the external appearance of the Paterson Redevelopment Project
 Decision: Approved 03.09.2021
- **Application Ref: 128523/FO/2020**
 Application Type: Full Application Consent
 Proposal: Erection of a 33 metre high chimney to the Energy Centre; installation of 1 x CHP unit within an acoustic enclosure, associated equipment & a roof mounted CHP heat rejection radiator; increase in the roof height of the Energy Centre by 1.5 metres; replacement & relocation of aging oil storage tanks; elevational alterations to the fuel tank bund wall and Energy Centre; installation of access stairs.
 Decision: Approved 08.01.2021
- **Application Ref: 126486/FO/2020**
 Application Type: Full Application Consent
 Proposal: Retention of cabins for office and research accommodation (Use Class E(g)(i) and (ii) and associated landscaping for a temporary period expiring 30th June 2023
 Decision: Approved 16.12.2020
- **Application Ref: 128440/FO/2020**
 Application Type: Full Application Consent
 Proposal: Erection of a single storey (two tiered) cycle store
 Decision: Approved 05.05.2020
- **Application Ref: 125977/FO/2020**
 Application Type: Full Application Consent
 Proposal: Installation of 2No rooftop plant rooms, associated facilities & equipt.
 Decision: Approved 30.04.2020
- **Application Ref: 125270/FO/2019**
 Application Type: Full Application Consent
 Proposal: Reconfiguration of existing art room and storage facilities to form an art room and therapy room with external outdoor area.
 Decision: Approved 19.12.2019
- **Application Ref: 123748/FO/2019**
 Application Type: Full Application Consent
 Proposal: Erection of part 3, part 7 and part 10 storey building, plus a basement level, to accommodate biomedical research laboratories, consultant workspace, collaboration spaces, and an ancillary café, together with external storage and servicing compound, cycle storage facility, external hard and soft landscaping, and plant and equipment.
 Decision: Approved 26.09.2019
- **Application Ref: 123630/FO/2019**
 Application Type: Full Application Consent
 Proposal: Retention of the existing modular building (Derek Crowther Unit) for a period of 3 years and the installation of a cryotherapy tank & vaporizer
 Decision: Approved 11.07.2019
- **Application Ref: 121527/FO/2018**
 Application Type: Full Application Consent
 Proposal: Implementation of minor works associated with the proposed demolition of The Paterson Building, namely a) The formation of 2no. temporary vehicular accesses on Wilmslow Road to be used during Demolition Project, b) the reinstatement of 4no. existing elevations of buildings to be retained that will be disturbed by the demolition of the Paterson Building, c) the erection of 2No temp emergency exit staircases on land adjacent to Nathan House and the Critical Care Unit (CCU) and d) the temp change of use of land to create a construction compound area (including a two-storey site cabin).
 Decision: Approved 15.01.2019
- **Application Ref: 121526/DEM/2018**
 Application Type: Proposed demolition
 Proposal: Prior Notification for the demolition of The Paterson Building
 Decision: No Objection 18.12.2018

2.2 Planning Policy

2.2.1 The Christie Hospital Planning Policy

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”.*

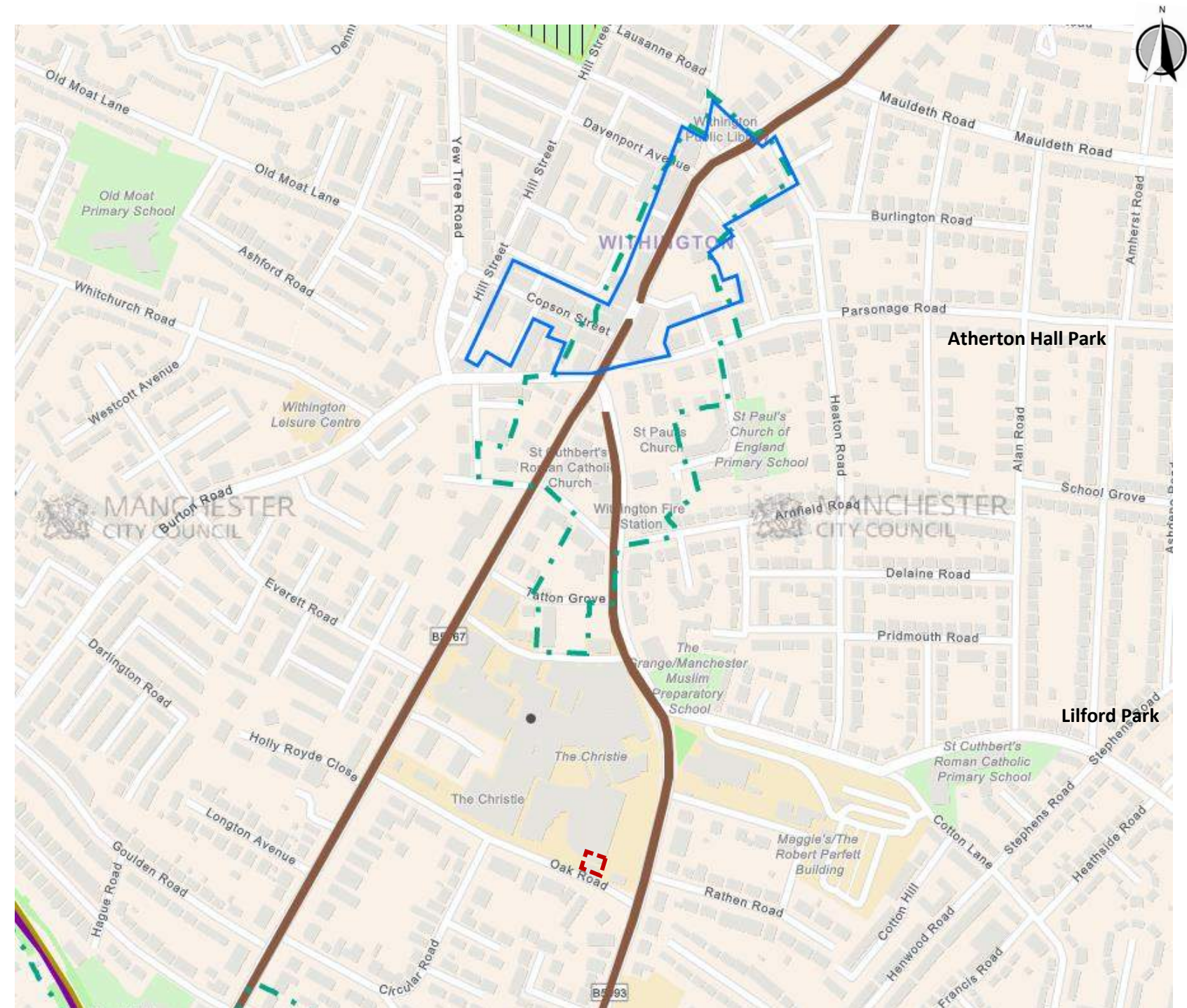
This Section details the relevant documents that make up the Development Plan and material considerations such as guidance and MCC Strategic objectives. A detailed assessment of the Proposed Development against the Development Plan and material considerations is provided within the Planning Statement.

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 only the Core Strategy DPD has been adopted by MCC. Within this context, the Development Plan comprises:

- Manchester Core Strategy (2012);
- Manchester Proposals Map (2012);
- Guide to Development in Manchester Supplementary Planning Document (2007);
- 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 Strategic Planning Framework (2014);
- Greater Manchester Places For Everyone Joint Development Plan (August 2021) - February 2022 Submission Stage;
- Our Manchester Strategy 2016-2025; and
- Design for Access 2 (2003).



Policies Key:

-  District Centres
-  Conservation Areas
-  Major Road/Rail Environmental Improvement Corridor
-  Application Boundary

Plan extract taken from Manchester City Council Local Plan Policies Map
- Proposed area of works bounded by the dashed red outline to Oak Road

Scheme Design



3.1 Project Overview & Brief



3.1.1 Proposed Brief

To improve patient flow and access whilst enhancing and supporting the capabilities of clinical staff, the Christie Hospital NHS Foundation Trust would like to create a circulation core extension along the Oak Road frontage. The circulation core would improve vertical movement and access for bedded patients in the event of an emergency evacuation, enhancing of the building's fire strategy and bringing the building in line with current guidance and regulations. In accordance with the Phased Horizontal Evacuation strategy for the building, the upper floors have been arranged into two compartments, each having access to a dedicated evacuation stair and lift. The extension therefore contains 2No stairs and 2No lifts.

The proposals by their very nature will allow improved circulation and enable the Trust to better utilize its available theatre capacity and facilitate patient's access to surgical staff. This will allow the Trust to decrease waiting times for patients, which in turn significantly increases patients' chances of a better outcome.

The proposals are also needed to allow the decant of existing Trust ward facilities that are programmed for improvement works, into the new facilities. Together therefore, the flexible nature of this development will provide both additional, and decant capacity to improve existing ward stock and allow for the forecast growth in activity across Greater Manchester.

This project will facilitate c.19 additional beds through a mix of individual en-suite single bedrooms and a small number of 2 bed bays making use of space currently used as non-clinical accommodation in the centre of the Trust and replacing activity that is currently being delivered by utilising independent sector facilities on the site. The scheme will allow the Trust to transfer these patients to the on-site NHS facilities (c.6 patients per week); critically, this will not therefore create an additional volume of patients on the main Withington site.

The location of the proposed new patient facilities in Block 34 is adjacent to the associated clinical services and the medical experts with the following advantages:

- Close to theatre space, minimising patient flow movements around the site.
- Above the Critical Care Unit (CCU) thus providing immediate access to response teams & CCU beds.
- Close to the location of the Integrated Procedures Unit (IPU) facilities enabling utilisation of the day-case capacity in those theatres and procedures unit, and so there is also the potential to undertake additional assessment and interventional treatments (e.g. endoscopies) that would be enabled by additional flexible bed space.

The nature of the facilities will also mean that they will be able to be used flexibly to meet the needs of the Trust and wider GM system. Whilst the circulation core will improve access to the building, further improvements are sought to improve the energy efficiency. It is proposed that the existing windows to second and third floors would also be upgraded, replacing the existing for thermally efficient double glazed units to match the style and colour of the existing. A new air handling unit (AHU) is also proposed to provide enhanced air changes to the patient spaces. The AHU's will be roof mounted and concealed behind an acoustic louvred screen to match the existing along Oak Road.

The temporary contractor cabins located on the site are associated with the construction of Paterson redevelopment project and will be removed once the works are complete and ahead of the extension works commencing on site. Once removed, the design brief is to provide a better interface with Oak Road and the adjacent Oak Road Entrance through landscaping measures.



3.2 Options Appraisal: Alternate Site

3.2.1 School of Oncology

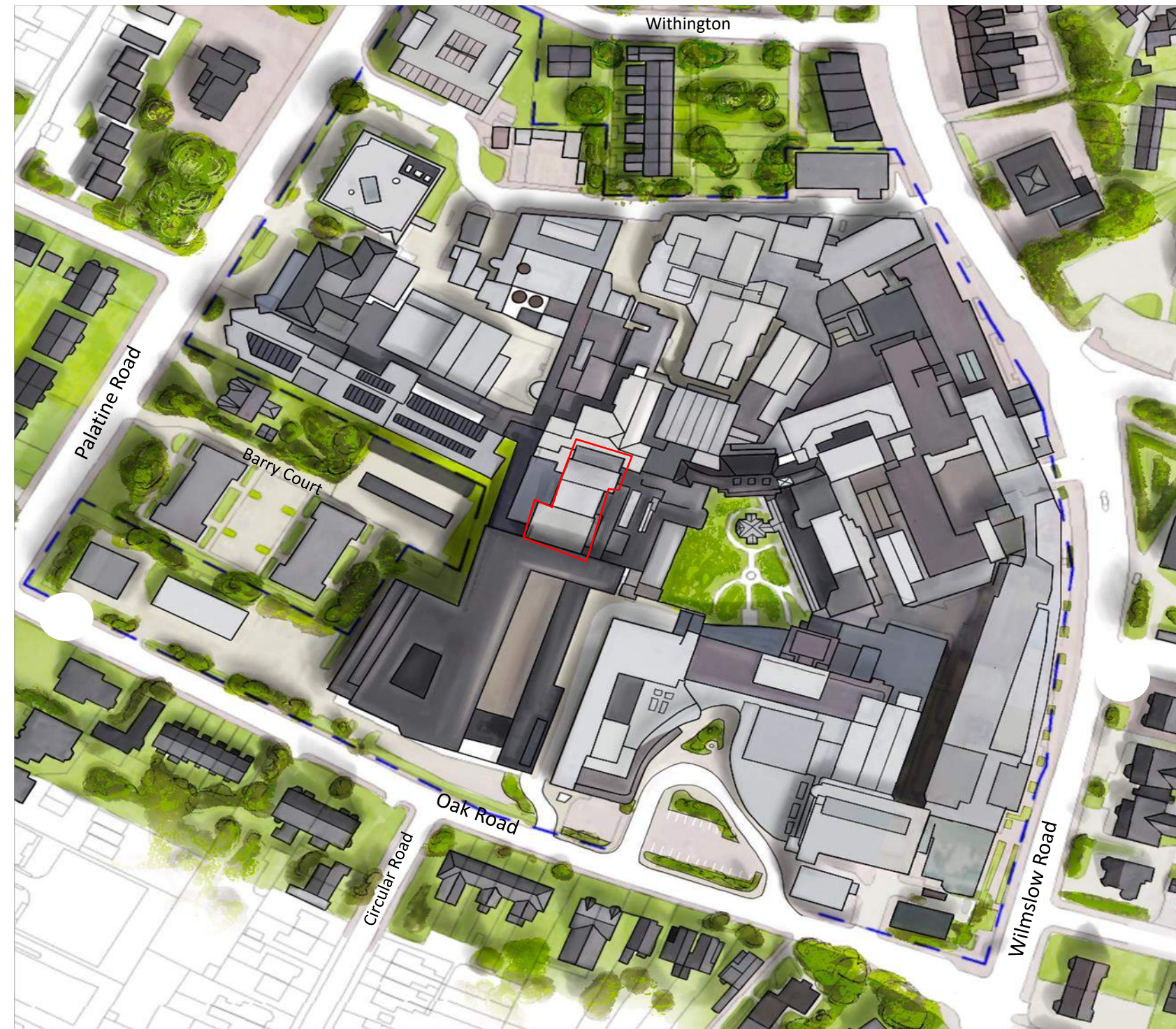
As part of the initial Options Appraisals for this project an alternate site within The Christie campus was reviewed as to its suitability to provide in patient beds.

The School of Oncology is sited in the middle of the Christie campus adjacent to the Proton Beam Therapy building and main In-Patient Wards.

Whilst the location and the clinical adjacencies it provided were felt to be beneficial, the difficulties and disruption involved in providing compliant stairs and lifts for circulation and evacuation were felt to be too significant for this to be a viable solution.

Similarly the loss and need to relocate the existing School of Oncology whilst felt to be a significant challenge and disruption to the operation of the hospital.

On the basis of the above, the School of Oncology was rejected as the proposed site for the new patient beds in favour of Block 34.



3.2 Options Appraisal: Alternate Extensions

3.2.2 Option 1



- Advantages**
- ✓ Smallest scope for extension
- Disadvantages**
- ✗ Only 1No. evacuation lift provided
 - ✗ Reduction in bed numbers to 15No.
 - ✗ Significant construction works in live hospital building across all floors
 - ✗ Non-compliant Fire Strategy

3.2.4 Option 3



- Advantages**
- ✓ Larger scope external extension
 - ✓ Compliant Fire Strategy
 - ✓ Limited building works outside of Second and Third Floor
 - ✓ Full bed numbers achieved
- Disadvantages**
- ✗ Requires removal of existing lift at Ground and First Floor levels

3.2.3 Option 2: Chosen Design based on Analysis



- Advantages**
- ✓ Smallest extension possible to achieve 2No. Lifts and stairs
 - ✓ Compliant Fire Strategy
 - ✓ Limited building works outside of Second and Third Floor
 - ✓ Full bed numbers achieved
- Disadvantages**
- ✗ Requires removal of existing lift at Ground and First Floor levels

3.2.5 Option 4



- Advantages**
- ✓ Larger scope external extension
 - ✓ Limited building works outside of Second and Third Floor
 - ✓ Full bed numbers achieved
- Disadvantages**
- ✗ Only provides 1No. bed lift
 - ✗ Would require fire engineered solution to offset non-compliant fire strategy
 - ✗ Requires removal of existing lift at Ground and First Floor levels

3.3 New Floor Plan & Proposed Extension



3.3.1 Proposed Ground Floor Plan

With a focus on ease of access and convenience for patients, the proposed layout at ground floor includes a new circulation core, consisting of two new evacuation lifts suitable to carry beds, and also two new stairs, again to support the vertical movement within the building. This new circulation core is formed as a proposed extension against the building's existing South elevation.

The internal arrangement of the ground floor plan is to remain as existing, with the minor exception of replacing the existing South stair (referenced as room number V4.00.039 on Page 9 of this document), to make way for this proposal / extension.

The proposed extension at ground floor will provide means for the hospital's clinical staff, all patients and all visitors to evacuate the building in a safe and secure manner onto Oak Road.

The extension will not provide an entrance point into the building, access will remain via the main Oak Road entrance alongside M&S or via other existing entrances off Wilmslow Road or Palatine Road.

KEY

-  New Build Extension
-  Out of Scope/Internal Reconfigurations not Requiring Planning Permission



3.3 New Floor Plan & Proposed Extension



3.3.2 Proposed First Floor Plan

Similarly to the proposed Ground Floor level plan, the First Floor level’s existing internal arrangement is to also remain as existing.

The proposal on this floor is to continue the new circulation core’s stair and lift services through this level, providing access and connecting to this floor.



KEY

- New Build Extension
- Out of Scope/Internal Reconfigurations not Requiring Planning Permission

3.3 New Floor Plan & Proposed Extension



3.3.3 Proposed Second Floor Plan

The proposed layout at second floor includes:

- Continuing the new circulation core's stair and lift services through this level, providing access and connecting to this floor.
- All windows to be replaced to improve the thermal efficiency of the building. The replacements will be like-for-like and will match the style & colour of the existing. 2No windows to the rear (North) elevation will be installed in different positions to the existing placement, to better serve the internal layout, these will not be visible from Oak Road. Where existing windows are removed, any infill construction will match the existing external finish.



KEY

- New Build Extension
- Out of Scope/Internal Reconfigurations not Requiring Planning Permission
- Existing Windows Replaced with New

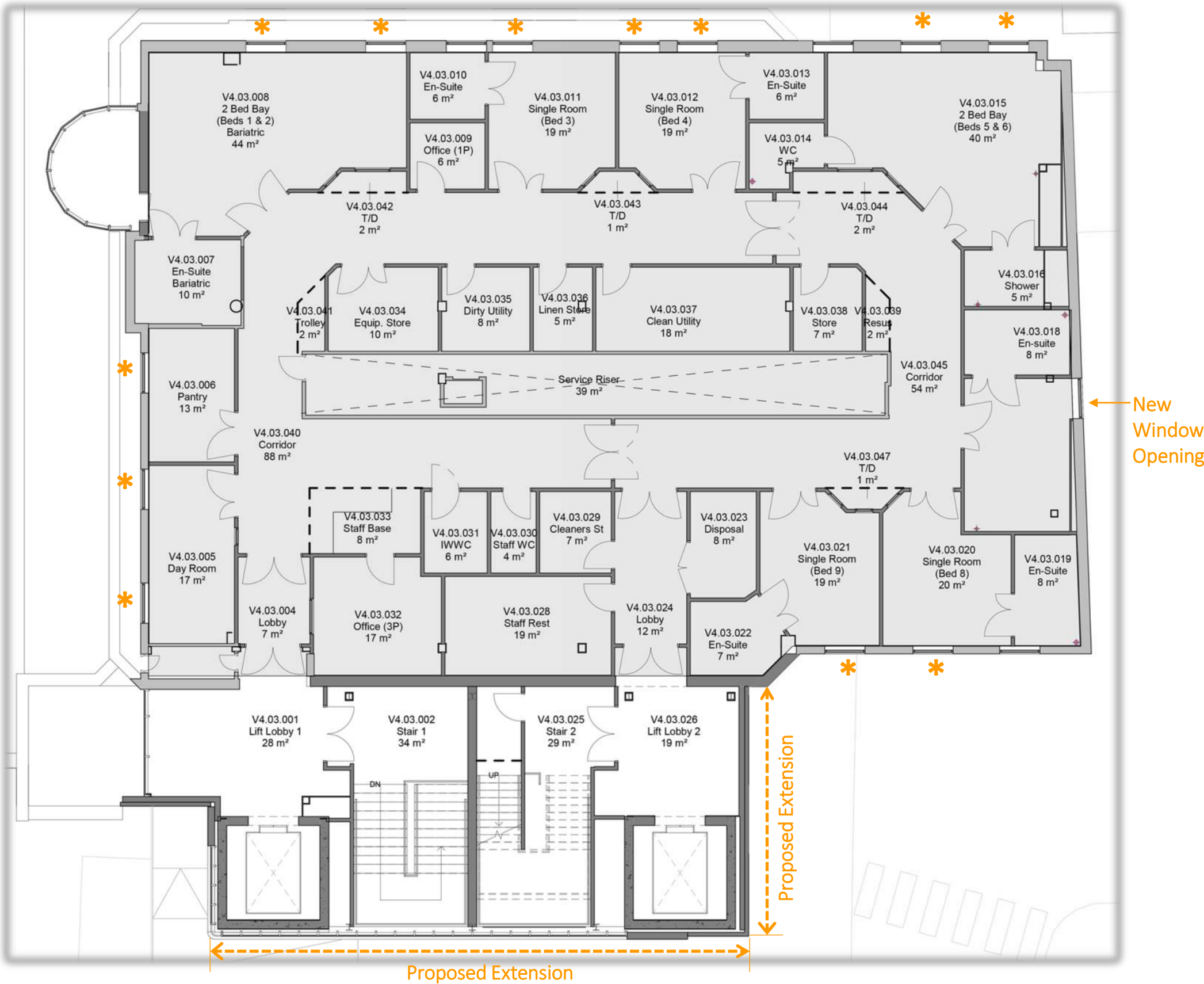
3.3 New Floor Plan & Proposed Extension



3.3.4 Proposed Third Floor Plan

The proposed layout at third floor includes:

- Continuing the new circulation core's stair and lift services through this level, providing access and connecting to this floor.
- All windows to be replaced to improve the thermal efficiency of the building. The replacements will be like-for-like and will match the style & colour of the existing.



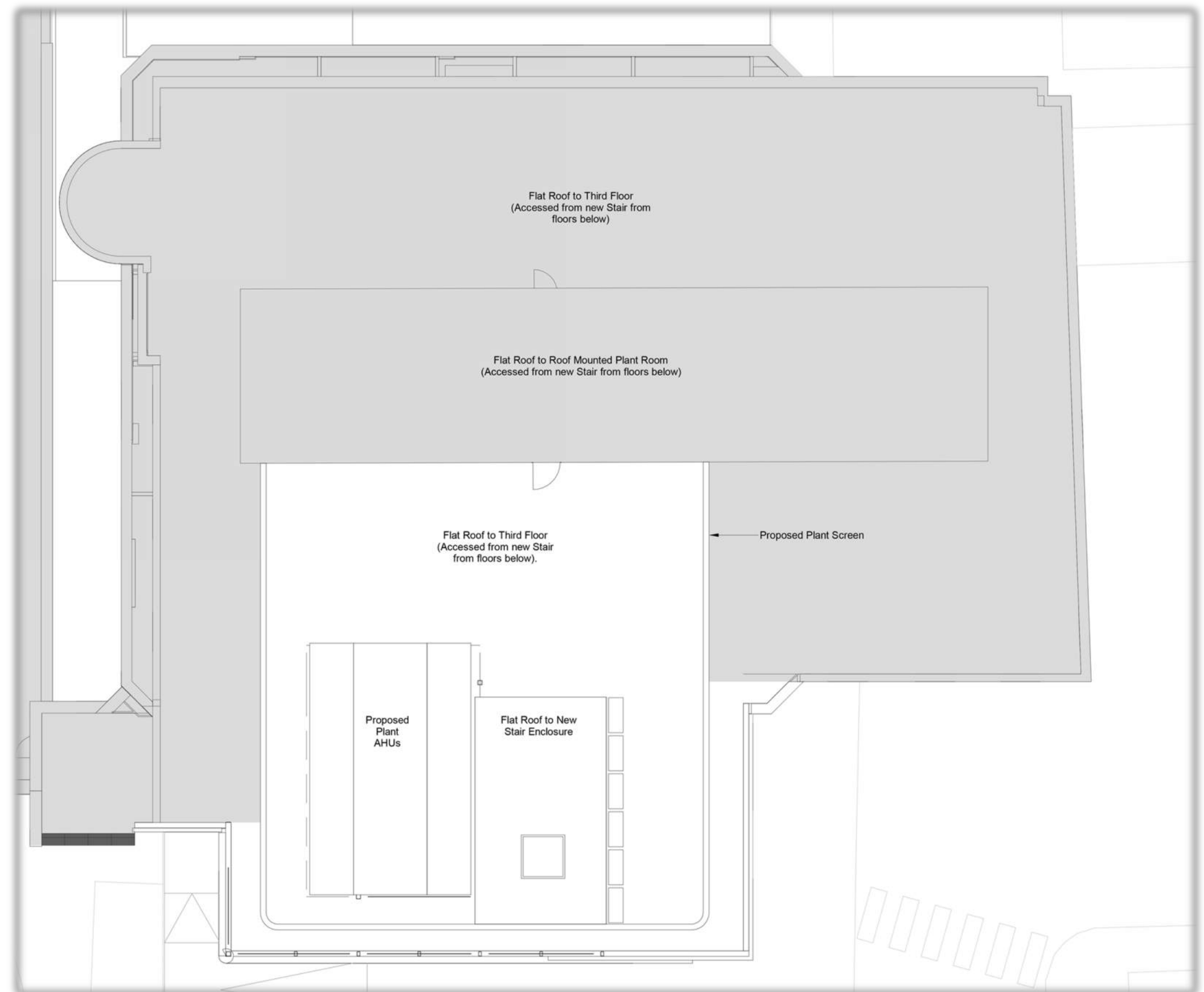
3.3 New Floor Plan & Proposed Extension



3.3.5 Proposed Roof Level Plan

The proposed layout at Roof level includes:

- Continuing one of the new circulation core stairs through to this level, providing access and connecting to the roof level.
- Providing additional plant by way of fitting 2No. new air handling units, these will be enclosed in protective GRP enclosures and positioned behind louvred plant screening to reflect the plant screening at roof level along the Oak Road Entrance.
- The existing roof was not originally designed to take the additional load of new plant, as such the new AHUs have been placed over the new roof which has been structurally designed to take the load.



KEY

-  New Build Extension
-  Out of Scope/Internal Reconfigurations not Requiring Planning Permission

3.4 Form, Scale & Massing

3.4.1 Existing & Proposed Massing

Inevitably the scale, overall building configuration or massing is one of the more significant factors in determining the impact a building will have on its surrounding environment, and so therefore, close attention has been given to the proposal's scale and proximity in relation to the other existing buildings within the hospital campus.

Scale & Mass

The proposed extension is four storey's in height, which mirrors the existing building, with plant and screening at roof level which also reflects the existing arrangement. The building mass reinforces the heights along Oak Road with the five storey Proton Beam to the West and the surrounding four storey buildings to the North & West. The proposed extension is four storey's in height, with plant and screening at roof level which also reflects the existing arrangement of neighbouring buildings.

The scale of the proposed development is dictated by its functional requirements and the requirement for providing new lifts and stairs to meet fire regulations and improve the circulation around the building. Nonetheless, the team recognise that the site is a key frontage on Oak Road and have therefore sought to minimise the massing as much as possible, including reducing the scale of the proposed plant screening and through discussions with Manchester City Council Planning Officers.

Form

The key design intention was to create a 'Bookend' that completes the Oak Road Entrance and reflects the bookend to the West of the Oak Road Treatment Centre, as demonstrated on the images. The facade design has also been developed to provide a high quality architectural solution which provides a continuation of the Oak Road Treatment centre and Oak Road Entrance adjacent.

Large areas of glazing follow the same principles as the existing circulation core, these run horizontally, offering a relief to the solid mass of the extension beyond which bed lifts are provided. The slim openings create a horizontal emphasis to the overall building, elegantly balancing its overall size by directing the eye horizontally rather than vertically.



**Proposed View from Wilmslow Road
(‘Bookend’ to complete the entrance façade to the East)**



‘Bookend’ to Oak Road Treatment Centre to the West

3.5 Proposed Elevations

3.5.1 South Elevation:

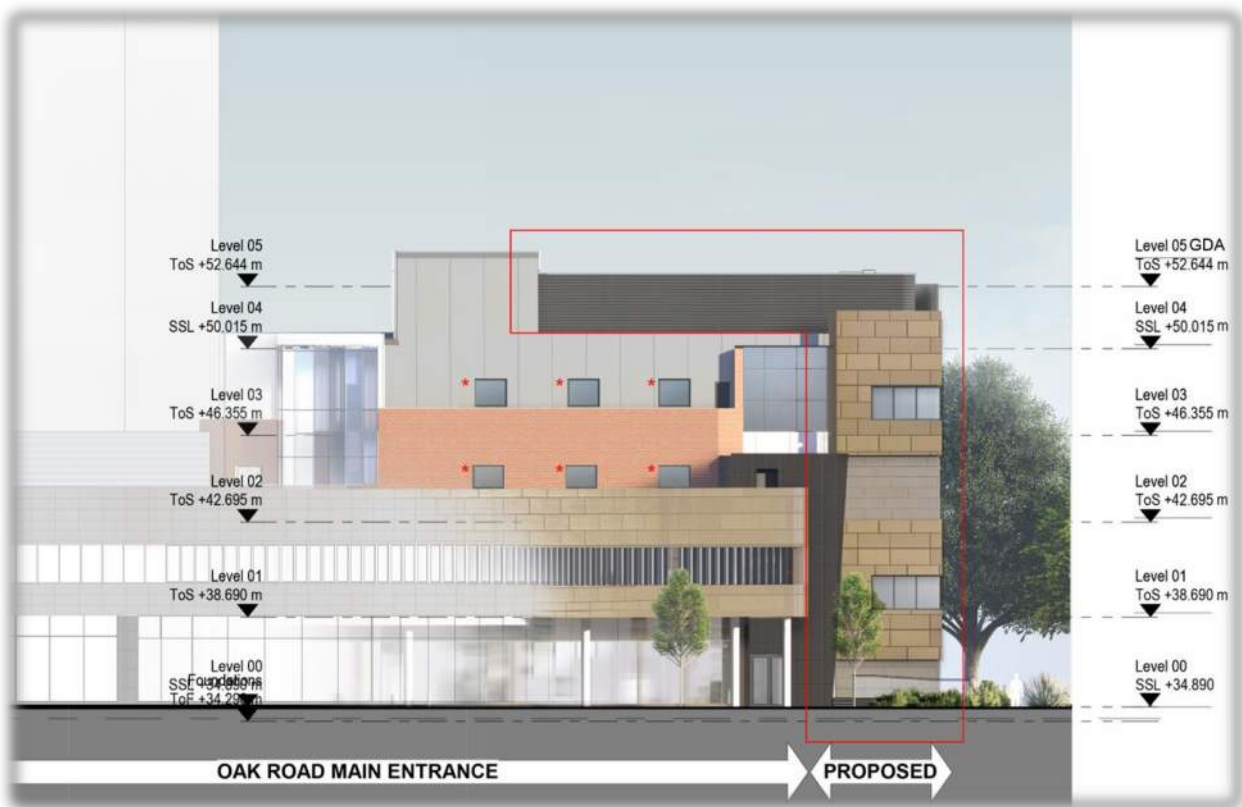


3.5.2 Window Treatment

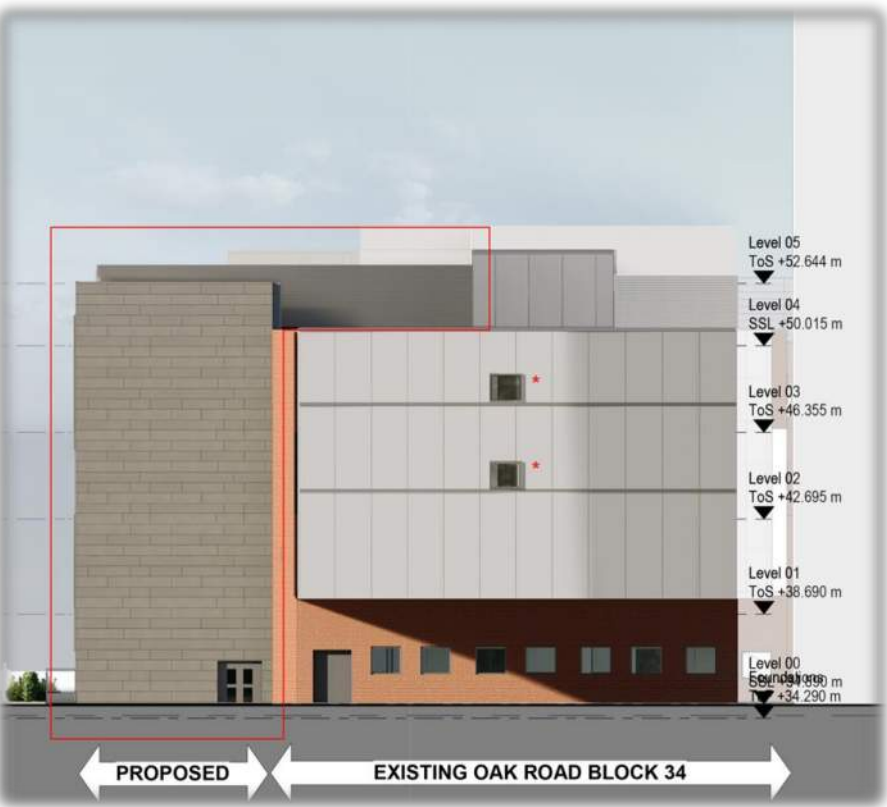
Whilst horizontal window banding has been included to reflect the composition of the wider main Oak Road entrance façade, not all the glazing shown is clear glazing. Beyond the banding sit the lift shafts and stair cores so around 60% of the panels will be opaque with no views out. The stairs themselves will be access stairs to the floors above, the lifts will also provide access. Any persons using the stairs will be passing through, there will be no permanent overlooking from the extension.

3.5 Proposed Elevations

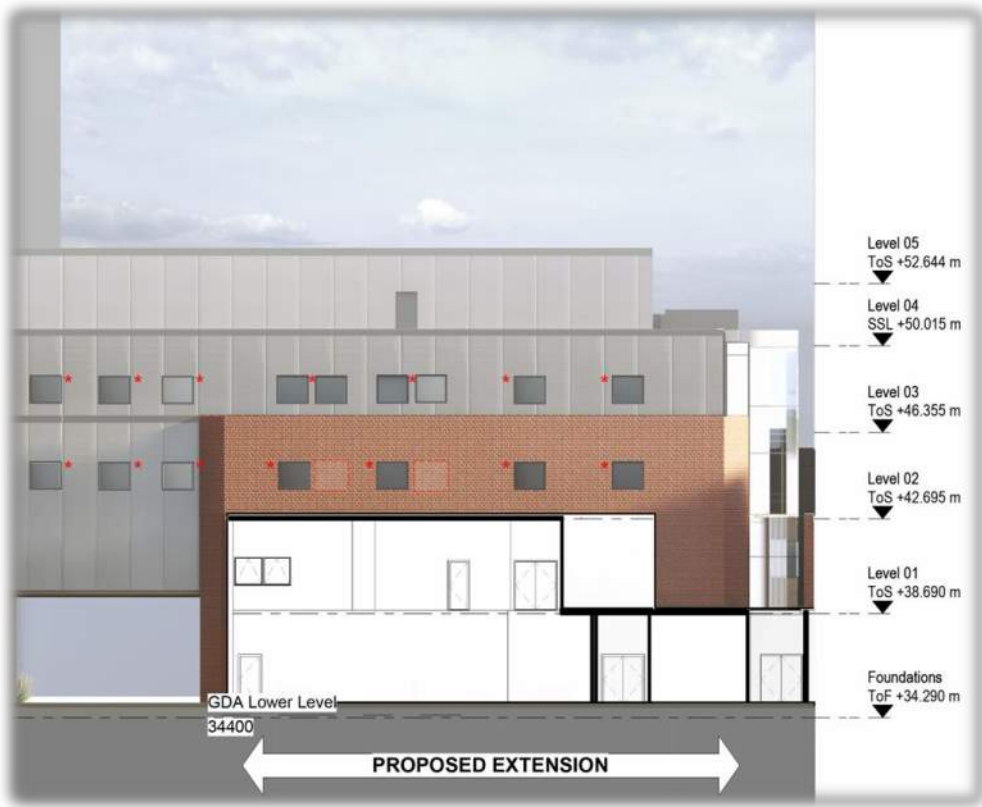
3.5.3 West Elevation:



3.5.5 East Elevation:



3.5.4 North Elevation:



3.6 Existing Materiality

3.6.1 Existing Materiality Photos



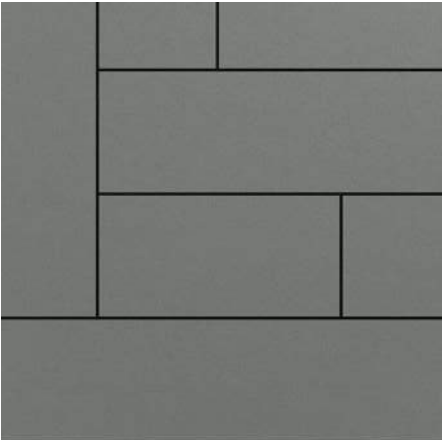
View looking towards the existing Oak Road Entrance:



View of proposed extension location currently hidden by Cabins

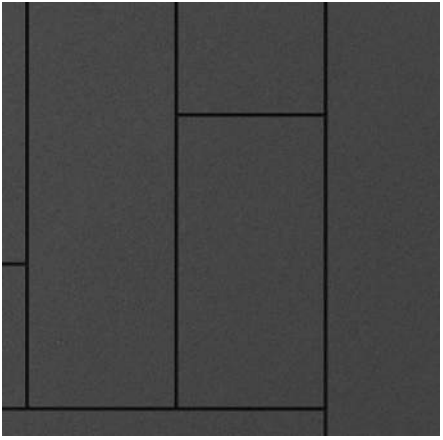
1

Cladding:
Fibre cement panels



2

Cladding:
Fibre cement panels



3

Feature Cladding:
Brass rainscreen cladding



4

Cladding:
Terracotta Rainscreen



5

Curtain Glazing:
Clear glazing



6

Screening:
Metal plant screen louvre



3.7 Proposed Materiality

3.7.1 Proposed Materials

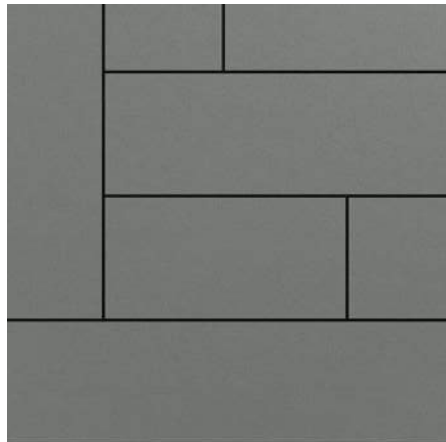
The colour and texture of the materials have been selected to sit sympathetically with the adjacent hospital properties.

The existing elevation of the building proposed to be extended has a striking terracotta cladded façade which is incongruous with the adjacent Oak Road entrance and Paterson Building under construction. The extension proposal seeks to remove the terracotta and instead use the feature brass material which has become the focal point of the Oak Road Entrance, to complete the Oak Road elevation.

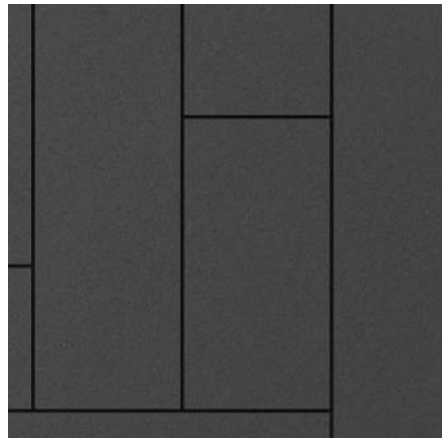
Key design features from the existing Oak Road Entrance have been reinforced across the new build extension to create a ‘book end’ to the existing Oak Road Treatment Centre. The existing material palette has been used to create feature brass and horizontal window bands which wrap around the building to complete the Oak Road façade. The grey fibre cement cladding also ties into the existing materiality of Oak Road and is located around the East corner of the elevation to create a strong book end.



1 Cladding:
Fibre cement panels



2 Cladding:
Fibre cement panels



3 Feature Cladding:
Brass rainscreen cladding system to match existing Oak Road facades



4 Paving:
Concrete paving slabs
Smooth concrete finish

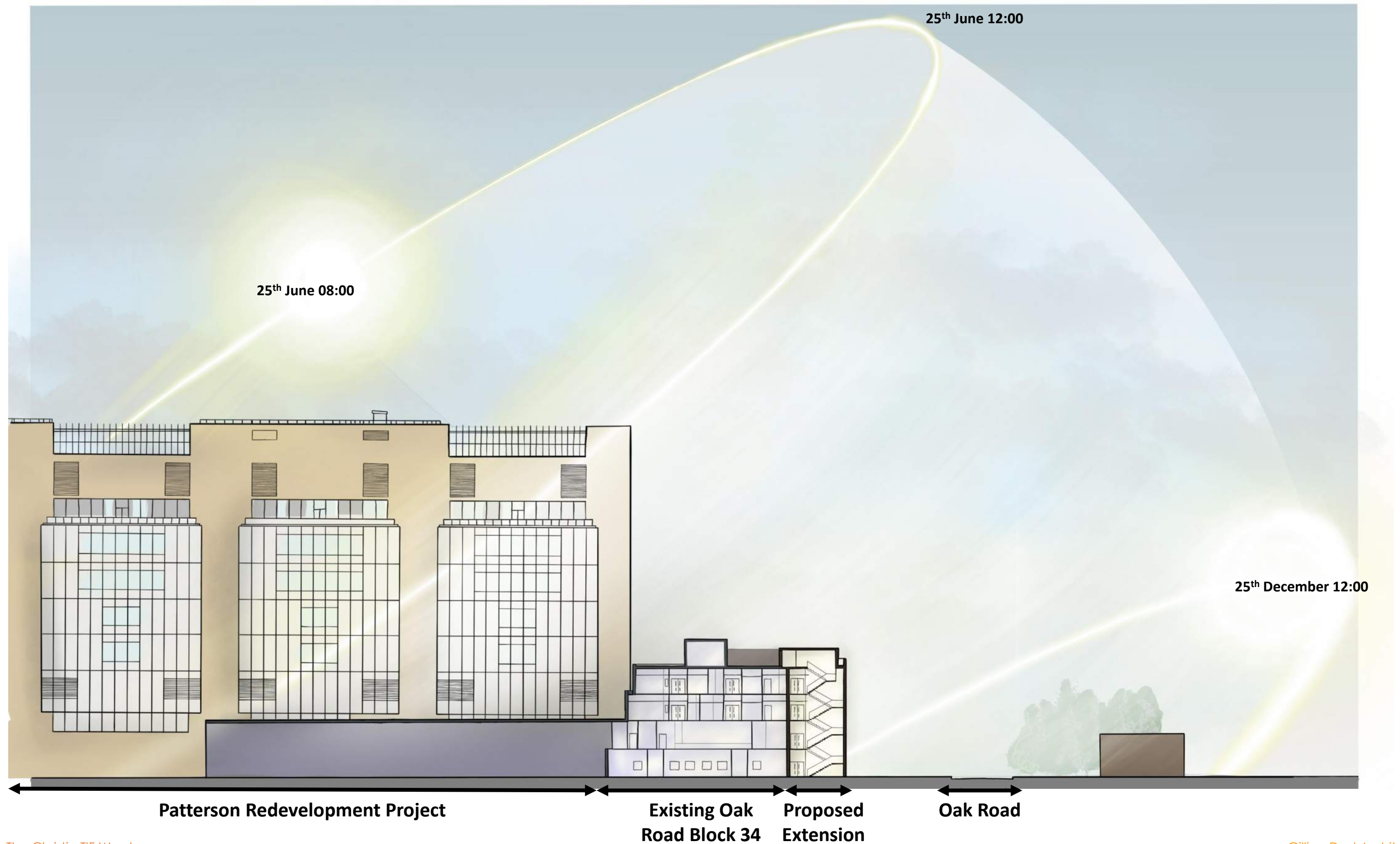


5 Screening:
Metal plant screen louvre



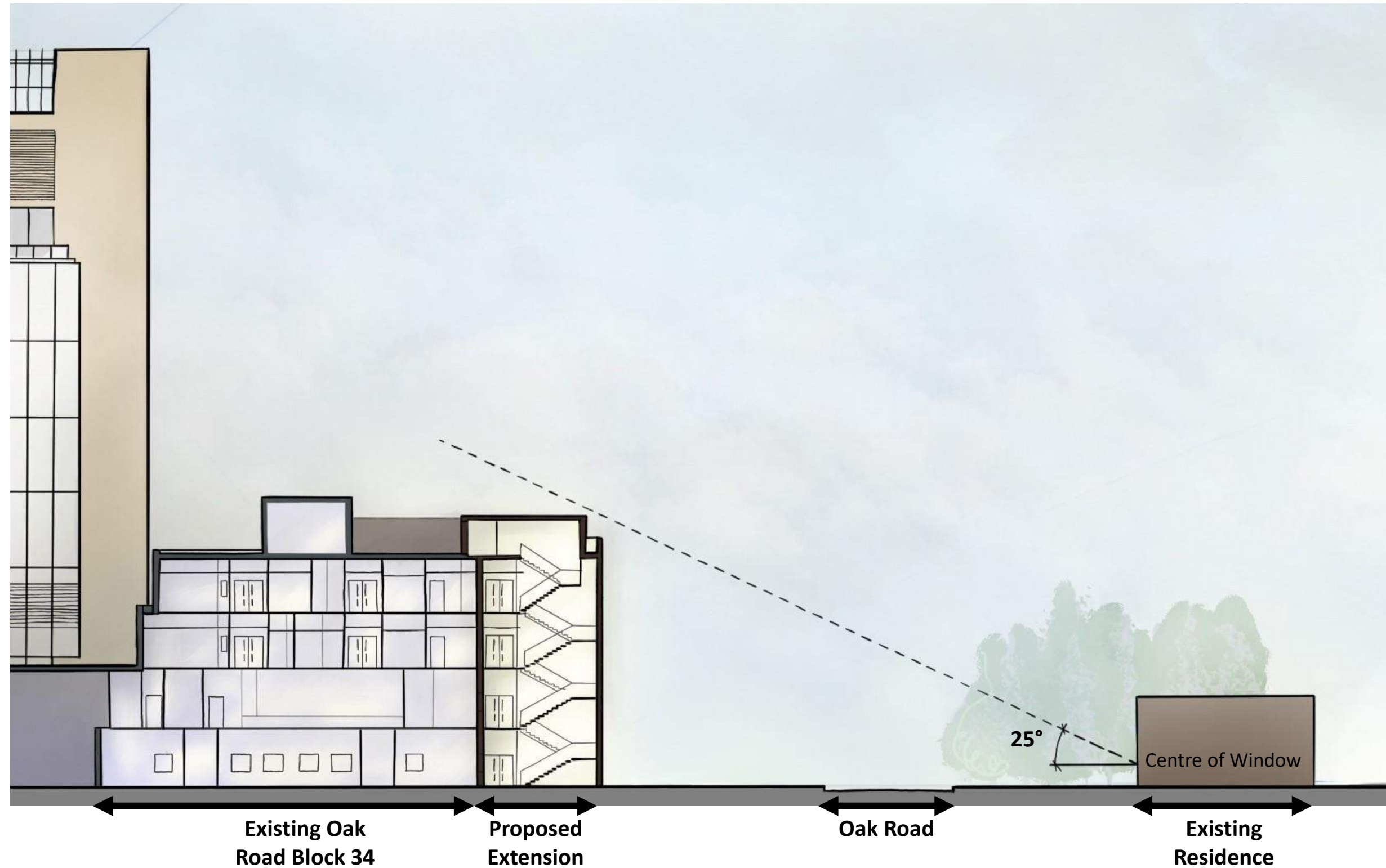
3.8 Proposed Daylight Study

3.8.1 Proposed Section



3.9 Proposed Vertical Sky Component

3.9.1 Proposed Section



3.10 Proposed Landscape Plan

3.10.1 Landscaping Scheme

Once the existing site cabins are removed from within the red line boundary, the intention is to improve the external appearance and reinstate a high-quality planted border around the site edge, at the rear of the public footpath.

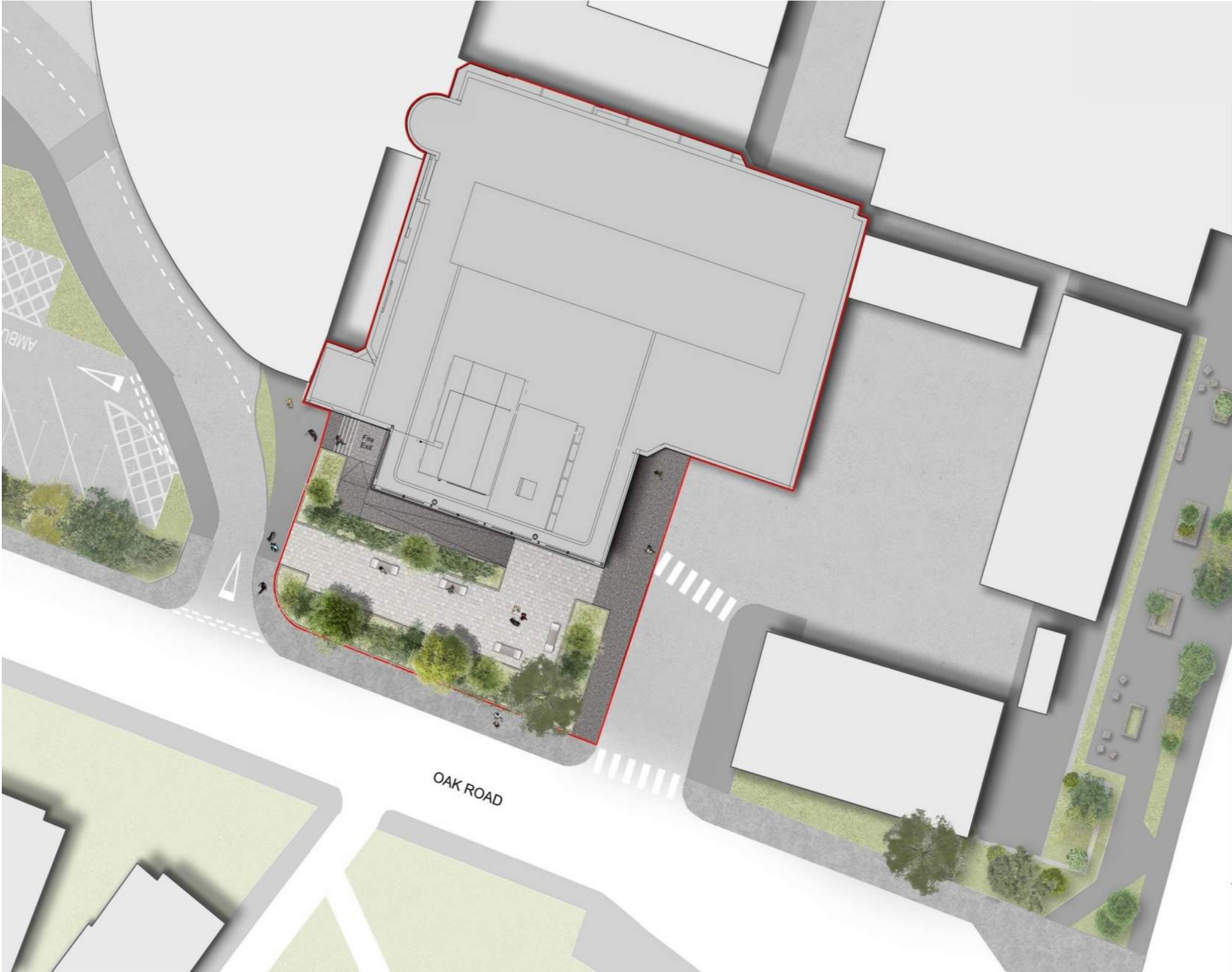
The existing character of Oak Road is defined with strong avenues of Tilia trees and planted areas along the main pedestrian route. The proposed landscaping is consistent with the adjacent Paterson and Oak Road Treatment Centre.

It is proposed that the soft landscaping border will return along the eastern boundary to close off the site for pedestrian access only. The planted buffer and fixed furniture will provide a defensive edge to the site which will prevent any access to vehicles for dropping off/waiting. The plant species will be carefully selected to match the existing along Oak Road and will include mature planting.

An access ramp and steps will be provided from the extension, the remaining land will be paved in textured concrete paving slabs to match the existing paving around the main entrance. The hard landscaped 'break out space' will be used by patients, staff and families.

Landscaping Key

	Primary Hard Landscaping Grey Block Paving Colour - to match existing entrance paving
	Secondary Hard Landscaping Tarmac Colour - black
	Soft Landscaping Small Ornamental trees and shrubs Species - to match existing scheme
	Bench Seating Spec TBC



Accessibility



4.1 Access

4.1.1 Accessibility

The Christie is fully committed to providing fully inclusive environments. The design approach for the scheme takes into account and addresses the relevant Equality act requirements, HTMs and Building Regulations Part M requirements.

1.0 Building Access

Access to the TIF wards is via the main entrance and up to the second & third floor via stair/lift core. All Ground level entrances are level access with fully accessible entrance and drop off arrangements. Access to visitors is via the main hospital entrance from the main parking area.

2.0 External Areas

External areas used by the general public for access to the hospital shall be well maintained & free of trip and fall hazards. The proposed landscaping associated with the extension will continue to maintain access for all.

Externally the proposed site will be graded to achieve the minimum falls required for accessibility. Access from the car park and street to the main entrance will not have changes in level greater than 1 in 20

Overall parking numbers and pedestrian ways of access will not be affected. As previously noted, the site is well served by road and public transport links.

Pedestrians have a safe, convenient and welcoming environment clearly lit and well maintained with safe crossing points, dropped curbs and tactile pavements with which traverse the site.

3.0 Reception/ Staff Base Areas

The reception is located at both second & third floors within close proximity of the stair and lift core. The main entrance and reception areas promote the accessible for all philosophy.

4.0 Disabled WC and Sanitary provision

All users of the unit have access to a Building Regulations Document M standard Disabled WC. No wheelchair user will have to travel out of the unit to use a disabled WC facility.

5.0 Width of corridors/doors

- All escape routes in the new extension are a minimum of 2150mm wide.
- All circulation routes are a minimum of 1.8m wide.
- The corridors are free from obstructions.
- Where the width allows wall protection along corridor walls will be provided by the use of buffer rails and corner guards.
- Wall and floor finishes are to be chosen to minimise light reflection and sound reverberation, which could be confusing to people with sensory impairments.

6.0 Doors

Where possible, all single doorways within the new development are constructed within a minimum 1m structural opening, thereby giving a clear unobstructed width of 840mm, ensuring that wheelchair access can be achieved around the whole development on all floors.

For bed access in circulation routes double doors to have a clear opening of 1740mm when both leaves are open.

The sliding doors into the bed bays are to have an effective clear width of 1550mm.

- All doors on circulation routes also incorporate vision panels (at high and low level) ensuring that wheelchair users can see what obstacles lie on the opposite side of the door.
- Doors and door frames are to be clearly identified using contrasting tones with the surrounding wall finishes.
- Door furniture is to be clearly distinguishable from the door using tonal contrast and is designed and positioned to be easily reached and gripped.

7.0 Surfaces

A combination of colour, tonal and textural contrast is to be incorporated to help people with visual impairments distinguish between surfaces and objects placed upon them.

- All floor finishes that are susceptible to being wet will be finished with a non-slip vinyl. Brightly or boldly patterned flooring will be avoided.

8.0 Vertical Travel

There is a new main staircase and lift core proposed to access the first floor. These give access from the main entrance to all first floor.

9.0 Signage

All signboards are to contrast with the background they are on and the lettering is to contrast with the signboard.

- Signage is to be fixed at eye level wherever possible.
- Lower case lettering is to be used throughout on all sign boards as it is easier for the visually impaired to read.
- All signs are to have a matt finish to avoid glare.
- The logical building layout will assist in the buildings occupants and users wayfinding, and particularly for people with visual impairments and learning difficulties.

Sustainability



5.1 Sustainability Statement

5.1.1 Sustainability Statement

The extension has been designed in such a way as to comply with the requirements of Approved Documents 'Part L2B' of the Building Regulations in relation to consumption of energy, thermal performance and sustainability.

The below provides a summary of approaches included to achieve the above, but is not exhaustive.

- Building Fabric performance will be improved in accordance with Approved Document Part L improved requirements for existing elements in existing buildings
- Timeclock controls for roof level lighting
- LED lighting throughout with controls to minimise energy use.
- High efficacy levels specified for all lighting systems throughout the scheme.
- High efficiency ventilation with heat recovery to all occupied areas
- High efficiency DX cooling provision beyond minimum Building Regulations Seasonal Coefficient of Performance (SCoP) in AHUs
- Automatic control routines to ensure HVAC systems are enabled/disabled at optimum times
- High efficiency motors to be used to drive mechanical ventilation systems
- Variable speed pumps and fans to be used to promote lower operating costs and help match energy usage with the operating profile of the building.

Planning Consultation



6.1 Planning Consultant

6.1.1 Pre-Application Process

A Statement of Consultation is provided within Section 4 of the Planning Statement and details the feedback received during pre-application consultation. This is summarised below.

MCC Local planning Authority

A pre-application meeting was held with MCC officers on 11 November 2022 to discuss the proposed extension. Within this meeting MCC Officers requested that we provide an options analysis of the need for the extension; the purpose of such would be to provide an explanation of why the extension is required to deliver against the overall project brief. This is contained in Section 3.2 of this Design and Access Statement. Planning Officers also requested further investigation into façade design and materiality.

A follow-up pre-application meeting subsequently took place on 14 December 2022 to discuss the revised design approach for the proposed extension comprising of a fibre-cement material solution. This also included presentation of the options analysis which evidenced that the proposals for the new wards could not be delivered elsewhere at the Christie, and thus explaining that there is a requirement for the Proposed Development to be located on the Site north of Oak Road.

Further recommendations were made in relation to the design and materiality of the Proposed Development, as explained further in Section 4 of the Planning Statement.

The Project Team subsequent further revised the façade design, with the aim to provide a continuation of the adjacent Oak Road Treatment Centre and Oak Road Entrance in terms of the design and materiality.

A further meeting took place on 12 January 2023 with MCC Planning Officers where a further update to the façade design was presented, taking account of previous comments raised by MCC Planning Officers. The revised proposals were well-received, and officers expressed their view that previous comments and concerns had been addressed. No further recommendations were made by MCC planning officers in relation to the proposed design.

The Christie Neighbourhood Forum

The revised proposals were subsequently presented to the Christie Neighbourhood Forum on 17 January 2023. The proposals were again well-received, and no further recommendations were made.

Ward Councillors

The Applicant met with Ward Councillors Gavin White and Angela Gartside prior to the Christie Neighbourhood Forum meeting, which included a presentation on the proposed design for the Christie Extension, as presented to MCC on 12 January 2023. Proposals were well received by the Ward Councillors and the following recommendations were made:

- Provide a method for mitigating against vehicles using the area in-front of the extension as a pick-up / drop-off area, such as concrete benches / seating.
- Provide a high-quality landscape buffer to the edge of the Site up to the pavement, including mature planting.

The design team have subsequently sought to address these recommendations in the landscape design.



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