

Design and Access Statement

Project Reference: 7104

Project Description: UoM Carys Bannister Dentistry

Client: University of Manchester
Manchester Museum, Oxford Road, Manchester, M13 9GP

Site Address:
(if different from above) Carys Bannister Building, Dover Street, M13 9PL

Date: 19 December 2022

Revision (-)

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1. Introduction

Further to The Town and Country Planning (Development Management Procedure) (England) Order 2013 this Design and Access statement deals with the issues listed within the (no. 1238) amended article 4.-(1) Design and access statements 8.-(1) clauses 3 (a) to (e) – i.e. those abbreviated in the contents above.

2. Design Principles

The University of Manchester have identified the 5th floor of Carys Bannister building for the provision of 16-24 chair spaces, with associated cabinetry.

Support space including:

- Waiting / reception
- Decontamination room
- Phantom head room
- Meeting room
- X-ray facility
- Locker room

This floor was previously office support accommodation and is currently vacant.

The proposals will require associated mechanical, electrical and plumbing improvements, with addition of rooftop plant.

3. Appraisal of Context

The building is currently a biomedical science research building, floors ground to fourth are currently used for University of Manchester Optometry Division, hence additional dentistry would be congruent with the current use of the building.

The proposals will require additional rooftop plant to support the 5th floor dentistry, comprising 1 additional air handling unit, 1 additional condenser on bigfoot support system with associated roof membrane repairs. New roof grey GRP prefabricated plant room with louvred door to house air receiver, vacuum pump, air compressor, condense trap, air dryer. These are shown on the accompanying drawings

4. Policy

Manchester Core Strategy 2012 to 2027 S01 Spatial Principles: Cary's Bannister building is an existing building with existing rooftop plant. The proposals do not significantly affect the existing building.

Manchester Core Strategy 2012 to 2027 S02 Economy. The 5th floor of Cary's Bannister is currently vacant. Whilst we do not know an exact number of new employees, this proposal will require employment for the teaching of dentistry.

Manchester Core Strategy 2012 to 2027 S05 Transport. Existing parking facilities will be used for this existing building.

5. Consultation

The layout of 5th Floor Dentistry has been agreed with University of Manchester stakeholders.

The drawings and specification will be issued to an Approved Inspector, or local authority for Building Regulations Approval.

The drawings and specification will be issued to Greater Manchester Fire and Rescue Service for their consultation.

Manchester City Council have not been approached prior to this application.

6. Address of specific issues

Accessibility

As the 5th floor to be refurbished already exists, the disabled refuge and door and a half access into the spaces are unaltered. Fully accessible toilets and corridor routes remain.

Noise

The building works whilst in a defined space will impact on the areas immediately adjacent, due to noise and vibration. An acoustic survey utilizing noise monitors has been commissioned, with Hoare Lea Acoustics Engineer providing the report.