



Hawthorn Medical Centre New Build

Design & Access Statement

P03 28.10.2025



Project Name: Hawthorn Medical Centre
Project Code: 9114-01
Client: NHS Property Services

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Design and Access Statement

SITE ADDRESS

Hawthorn Medical Centre
Moseley Road
Fallowfield
Manchester
M14 6PD

PROPOSED WORKS

Hawthorn Medical Centre New Build

CLIENT

NHS Property Services

DESIGN TEAM

Architects
Interior Designers
Structural & Civil Engineers
Curtins Consulting
Highways Consultant
M&E Engineers
BREEAM Consultants
QS
Landscape Architect

Gilling Dod Architects
Gilling Dod Interior Design

Curtins Consulting
Silcock Leedham
Ridge
Modero
Iteriad

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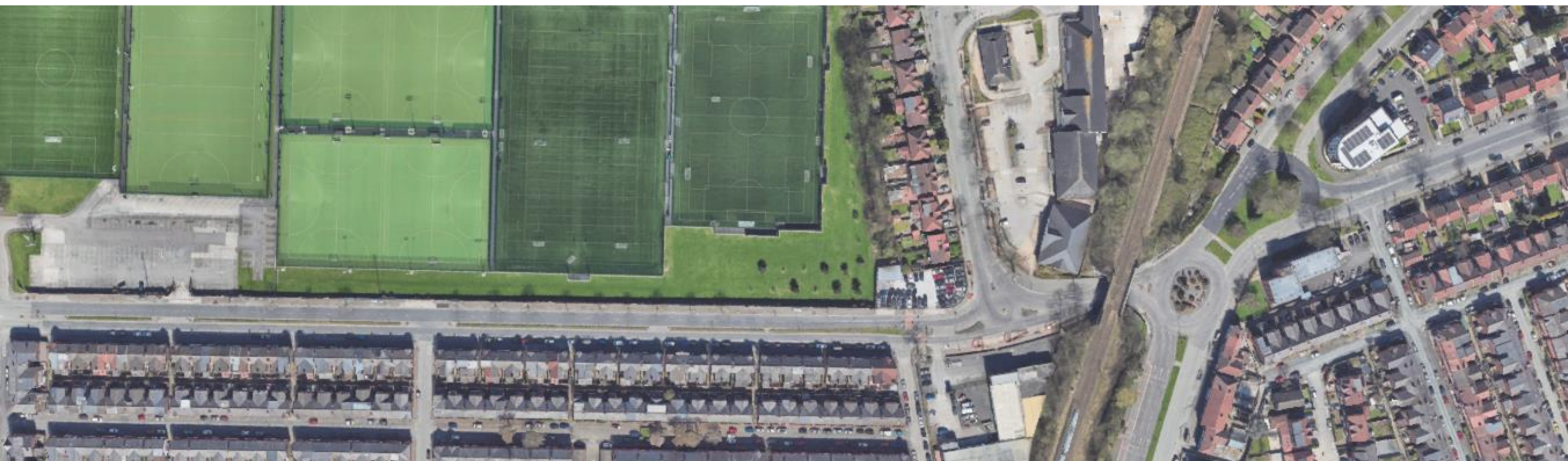


Part 1

Introduction



1.1 Introduction



Key information

This Design & Access statement has been prepared by Gilling Dod Architects to support the planning application for the Hawthorn Medical Centre. The work being undertaken for the Project Client NHS Property Services.

Gilling Dod Architects and the design team have undertaken a series of detailed engagement workshops with key stakeholders to develop the design proposals to ensure the proposals meet the needs of the community and wider NHS primary care services.

Project Overview

This project centres around developing a new single-story building on an area of land on the edge of University of Manchester grounds to create a new Primary Care GP Surgery which will provide 11 No consult/exam room and 3.No treatment rooms.

The project also includes external works which will provide onsite parking and cycle stores for staff and patients as well as a dedicated outdoor space for staff. The external works also include developing vehicular and pedestrian access from Moseley Road by addressing the level change either side of the existing boundary wall.

Operational Needs

NHS Property Services have the ambition to reduce waiting times for people needing access to Primary Care facilities in the Fallowfield area. However, current facilities are not of sufficient size to fulfil this ambition.

Due to the current lease at the Hawthorne Medical practice approaching its end, and the building being demolished as part of a new commercial development, NHS property services started enquiring into new locations for the practice.

The proposed solution is to develop a new build Primary Care practice on the edge of The Armitage Sports Centre.



Part 2

Site Context



2.1 Site & Context

Location

The Proposed site (Site A) is located on Moseley Road in the district of Levenshulme and Fallowfield, Manchester and benefits from excellent transport links via road and rail.

The existing GP surgery (Site B) is located 125 meters east of the proposed site on Birchfield Road meaning travel routes & times and catchment areas have not been required to be updated.

Transport Links

- The site lies just off the B5093 (Moseley Road) running through the centre of Fallowfield
- 4.0 miles from the M56
- Train Station – Levenshulme 0.7 miles east of the site & Mauldeth Road is 0.9 miles south of the site

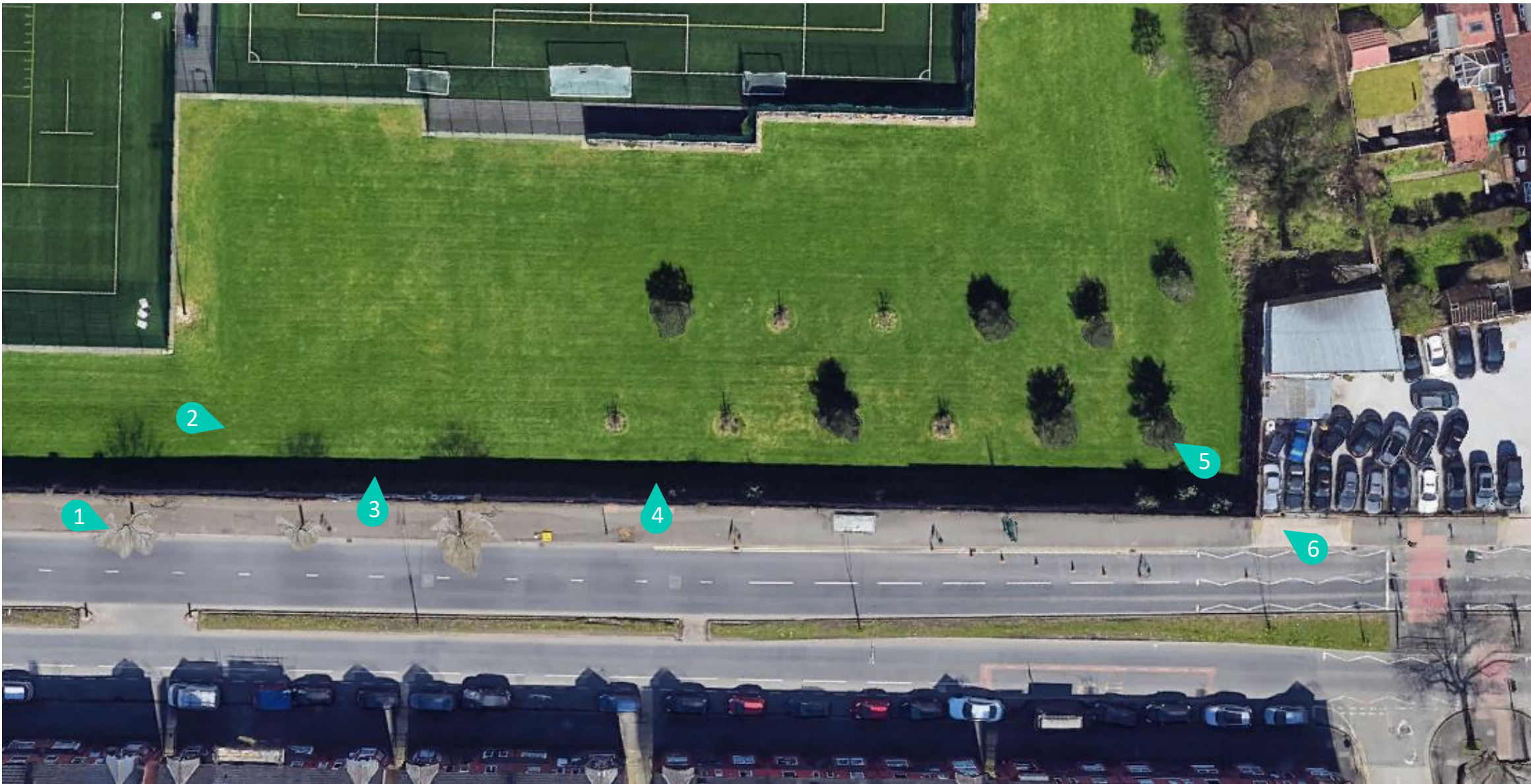
Bus Stops

An existing bus stop is located on the southern site boundary, less than 30m to the building entrance & another on the opposite side of Moseley Road.

There are 2No further bus stops on Birchfield Road 0.1 Miles away Heading North and south serving Sale, Didsbury, Bowker Vale, Higher Blackley, Middleton, Burnage, Runsholme, Salford and Media City.



2.2 Existing Site Photographs



2.3 Existing Site Plan

Overview

The Red line boundary on this plan denotes the boundary for building work within this application.

Proposed Site

An area of unused existing land to the south of the University playing fields. The site isn't currently utilised as part of the wider playing field provision & has been earmarked as the new Medical Centre site.

Key

 Site Boundary



2.4 Site Analysis



University of Manchester



Existing residential properties



Public transport: Bus Stop 0.1 miles from site entrance



Existing Hawthorn Medical practice



Main Road: Moseley Road 4.0 miles from the M56



Train line

Public transport: Bus Stops along Moseley Road



Existing residential area



2.5 Site Access

Access for vehicles and pedestrians to the site is proposed from Moseley Road.

Three proposed access points will be formed within the new boundary wall along the southern boundary. One opening will allow vehicles to access the carpark, the second opening allows pedestrian access for staff and patients at the front of the building directed through to the main entrance, and the third opening allows staff & services (refuse) access to the rear of the building where the dedicated staff entrance and refuse hold is located.

- Key:
- Project Site Boundary
 - Residential
 - Vehicle Access
 - Proposed Site
 - Pedestrian Access
 - Vehicular Access
 - Key Entrance



Part 3

Proposed Design



3.1 Proposed Overview & Brief

The Brief

The site on which the existing Hawthorn Medical Centre is located is part of a wider site development for retail and as such a new GP practice and walk-in centre is required to serve the community which will provide an opportunity to improve and enhance the services already offered.

The practice is proposed to operate 7 days a week between the hours of:

- 8am–8pm Monday to Friday (extended hours)
- 8am–8pm Saturday and Sunday

The new Medical Centre will provide 11.No Consult/Exam Rooms and 3.No Treatment Rooms (an increase in 5No rooms from the existing practice to respond to current patient number growth and to meet future demand), as well as supporting staff and patient facilities. The design has been developed in response to user group feedback, following guidance provided in the HBNs/HTMs as well as the NHS Property Services Standard Health Design Standards.



3.2 Proposed General Arrangement

Proposed General Arrangement

The general arrangement of Hawthorn Medical Centre has been developed in detail with the NHS PS engagement team, including regular design meetings with members of the practice and NHS PS

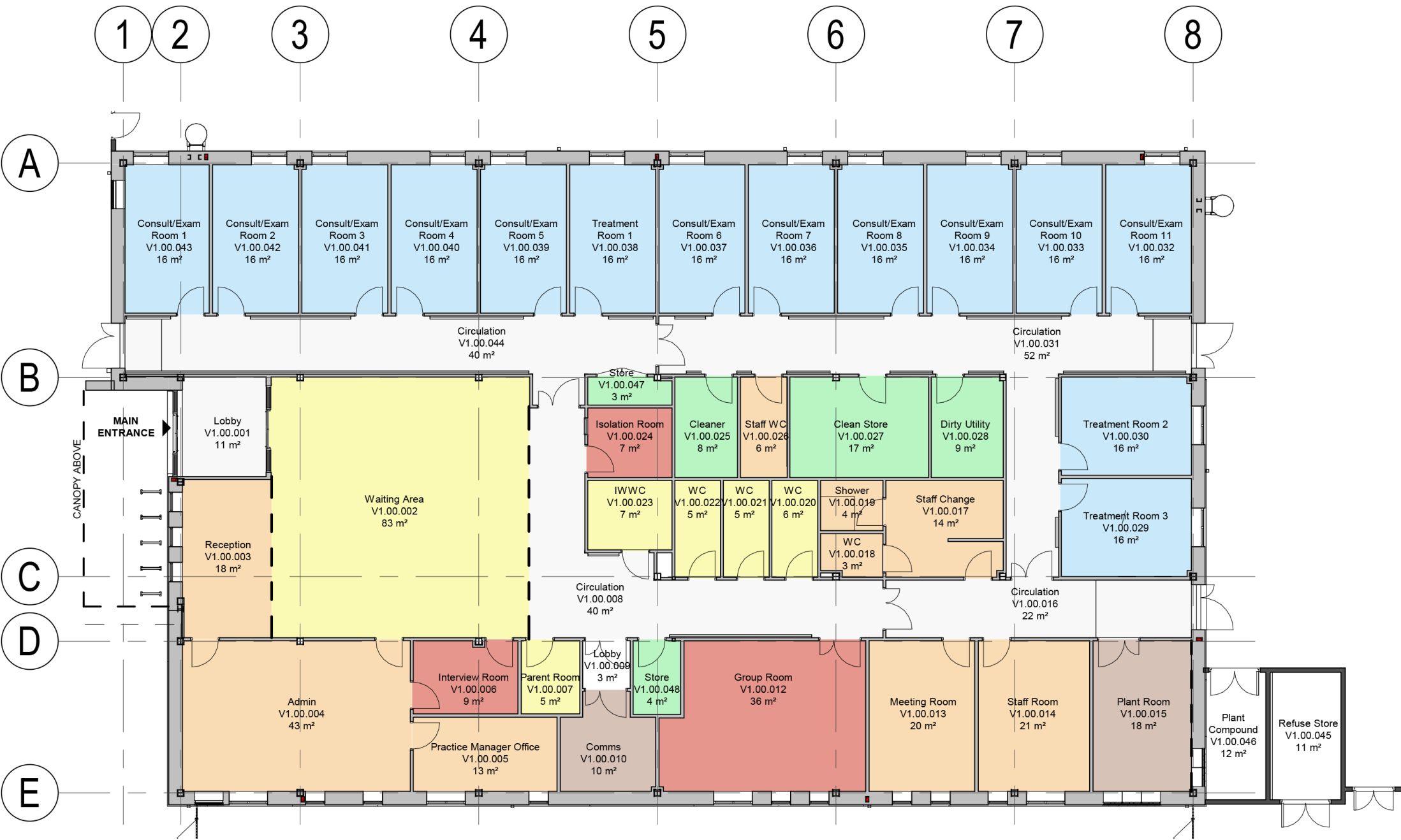
The new Medical Centre will provide 11.no Consult rooms and 3.no treatment rooms to allow more patients to be seen and reduce waiting times within the community.

As part of the additional facilities for patients and staff meetings, the buidling also includes a meeting room and group room for seminar style learning & group/ community sessions.

On entrance into the building, patients arrive within the designated reception and waiting area with easy access to toilets, parent room and patient supporting spaces. To the north of the plan are the consult / exam rooms and treatment rooms to the east. Staff facilities, meeting rooms and plant room are situated to the southeast of the plan with all clinical support spaces located centrally.

Department Legend

- Circulation
- Patient Waiting Area/WCs
- Staff Areas (Reception/Admin/Rest/WCs)
- Shared Spaces (Interview/Group Meeting Room)
- Clinical Spaces (Consult-Exam/Treatment Room)
- Clinical Support (Stores/Utility Rooms)
- Plant Rooms

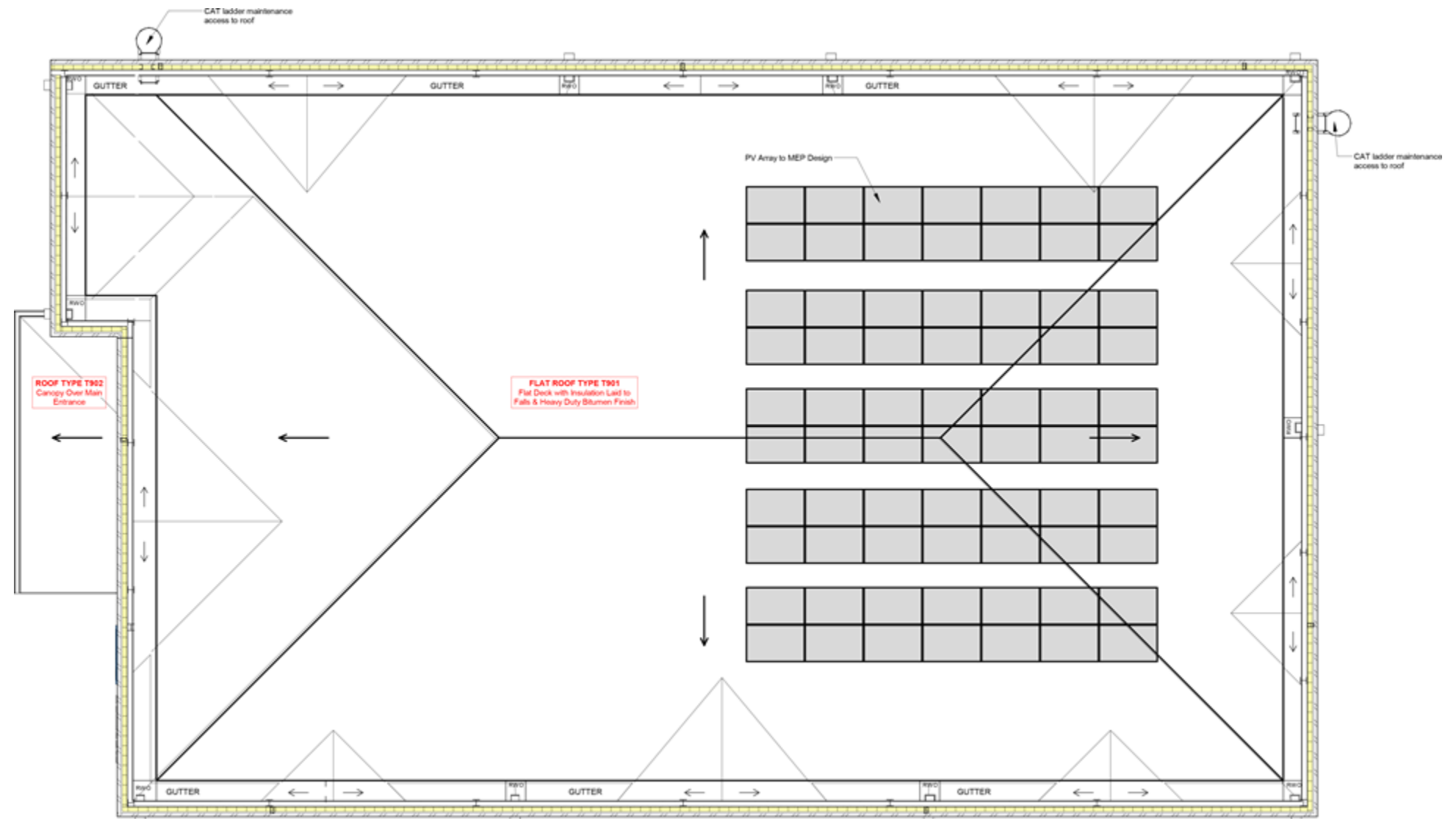


3.3 Roof Plan

Proposed Roof Plan

As part of the sustainability strategy, PV panels are proposed to be installed on roof.

Primary access to the roof is via a CAT ladder located at the east of the building, accessible within the secure line of the staff only back of house area. Secondary/emergency escape CAT ladder access is situated on the north elevation secure behind a security gate close to the car park.



3.4 Schedule of Accommodation

Circulation

V1.00.001	Lobby	11 m ²
V1.00.008	Circulation	40 m ²
V1.00.016	Circulation	22 m ²
V1.00.031	Circulation	52 m ²
V1.00.044	Circulation	40 m ²
V1.00.009	Lobby	3 m ²

Staff Areas

V1.00.019	Shower	4 m ²
V1.00.003	Reception	18 m ²
V1.00.004	Admin	43 m ²
V1.00.005	Practice Manager Office	13 m ²
V1.00.014	Staff Room	21 m ²
V1.00.017	Staff Change	14 m ²
V1.00.026	Staff WC	6 m ²

Shared Spaces

V1.00.006	Interview Room	9 m ²
V1.00.012	Group Room	36 m ²
V1.00.013	Meeting Room	20 m ²

Patient Waiting / WCs

V1.00.002	Waiting Area	83 m ²
V1.00.024	Isolation Room	7 m ²
V1.00.007	Parent Room	5 m ²
V1.00.018	WC	3 m ²
V1.00.020	WC	6 m ²
V1.00.021	WC	5 m ²
V1.00.022	WC	5 m ²
V1.00.023	IWWC	7 m ²

Clinical Spaces

V1.00.029	Treatment Room 3	16 m ²
V1.00.030	Treatment Room 2	16 m ²
V1.00.032	Consult/Exam room 11	16 m ²
V1.00.033	Consult/Exam Room 10	16 m ²
V1.00.034	Consult/Exam Room 9	16 m ²
V1.00.035	Consult/Exam Room 8	16 m ²
V1.00.036	Consult/Exam Room 7	16 m ²
V1.00.037	Consult/Exam Room 6	16 m ²
V1.00.038	Treatment Room 1	16 m ²
V1.00.039	Consult/Exam Room 5	16 m ²
V1.00.040	Consult/Exam Room 4	16 m ²
V1.00.041	Consult/Exam Room 3	16 m ²
V1.00.042	Consult/Exam Room 2	16 m ²
V1.00.043	Consult/Exam Room 1	16 m ²

Clinical Support

V1.00.025	Cleaner	8 m ²
V1.00.027	Clean Store	17 m ²
V1.00.028	Dirty Utility	9 m ²
V1.00.045	Refuse Store	11 m ²
V1.00.047	Store	3 m ²
V1.00.048	Store	4 m ²

Plant

V1.00.010	Comms	10 m ²
V1.00.015	Plant Room	18 m ²
V1.00.046	Plant Compound	12 m ²



3.5 Proposed Site Plan

Proposed Site Plan

The positioning of the building within the rectangular site was driven by the existing built environment and transport considerations.

Following the existing urban landscape, with a car dealership building to the east and residential properties to the northeast, the building was positioned to the east of the site.

This allowed for the new vehicular entrance and car park to be positioned to the west of the site, further from the existing roundabout junction to the east along Moseley Road.

Pedestrian entrance into the site has been located centrally to the plot, within 10m of the existing bus stop which provides excellent accessibility by public transport.

With the more public areas of the building & car parking located to the west, it has allowed for a separate secure staff & maintenance access to the rear of the building at the east of the site.

The site has naturally divided into public and private space with the main entrance clearly visible at the centre of the site within easy reach of both vehicular and pedestrian approaches.

With a natural fall across the site from south to north and east to west, the proposed levels have sought to work with these, with no footpath providing greater than 1 in 21 falls.

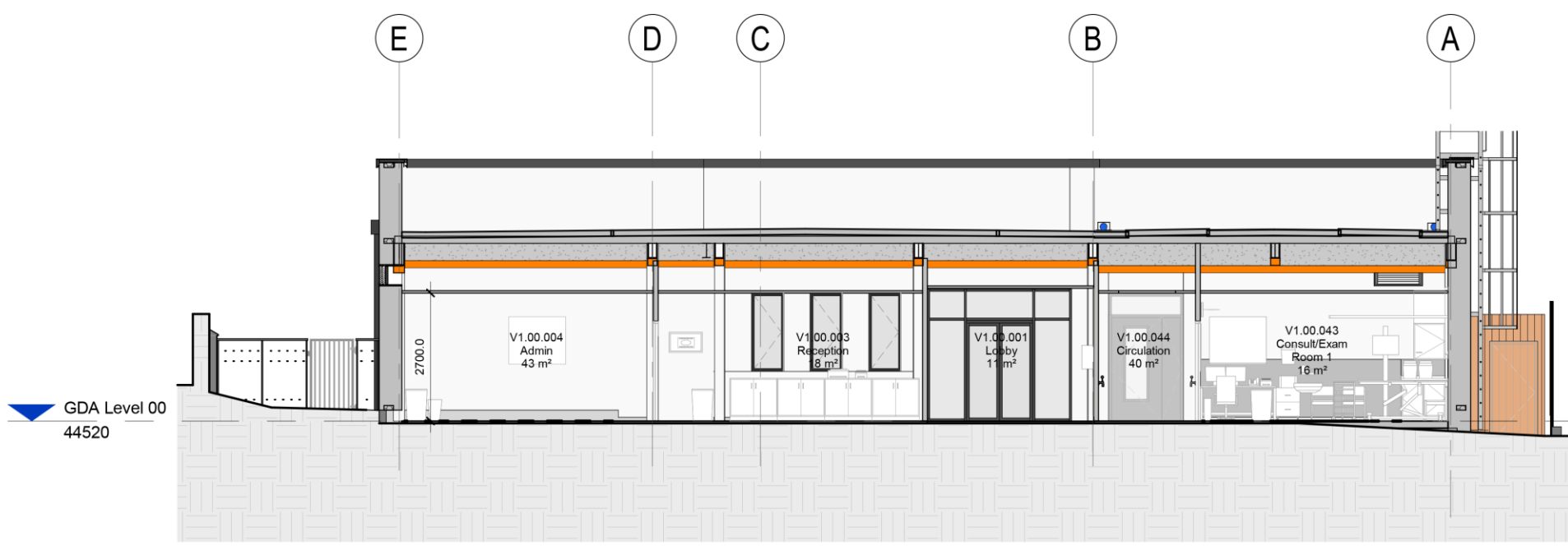


3.6 Proposed Sections

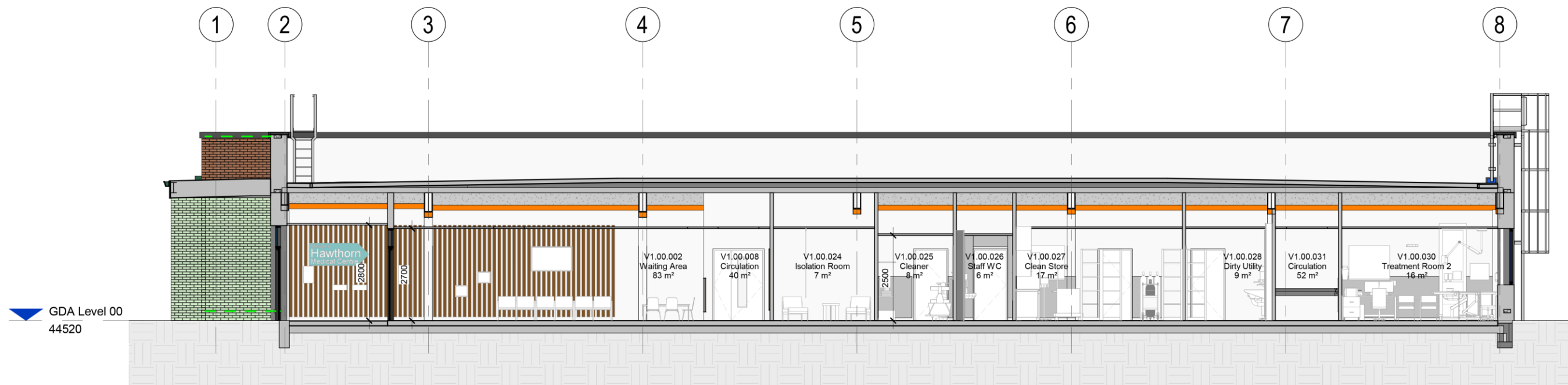
Proposed Sections

The existing site level at the main entrance has set the level access throughout the ground floor.

Whilst the existing site has natural falls from south to north and east to west, the proposed car park and pedestrian footpaths allow for all accessible areas to not exceed a 1:21 gradient.



2 Section 2
1 : 100



1 Section 1
1 : 100



3.7 Form, Scale & Massing

Proposed Massing

With full accessibility in mind, the proposed building layout has been arranged across one level, positioned on the site to the east to respond to the existing urban landscape whilst maintaining access around the full perimeter for maintenance.

To ensure full edge protection and safe access at roof levels (to access PV panels and for maintenance), the building parapet extends 1100mm above the roof finish, which also assists in adding vertically to the structural mass in response to the predominantly two storey residential properties in the locality. To further accentuate the vertical plane, feature glazed brickwork panels have been positioned around window arrangements to add interest and a sense of place for the new Medical Centre whilst also offering the chance to highlight the main entrance which is also framed by the canopy.

Due to the nature of the examinations and conversations undertaken within the building, careful consideration has also been given in terms of fenestration to maintain patients' privacy and dignity whilst allowing natural light in and views out where possible. Rooms that can benefit from windows have been placed along external walls with the treatment and consult rooms furthest from the road and car park. The main entrance, accessed from the car park is further highlighted with curtain walling and a feature fin wall to draw patients & visitors into the building.



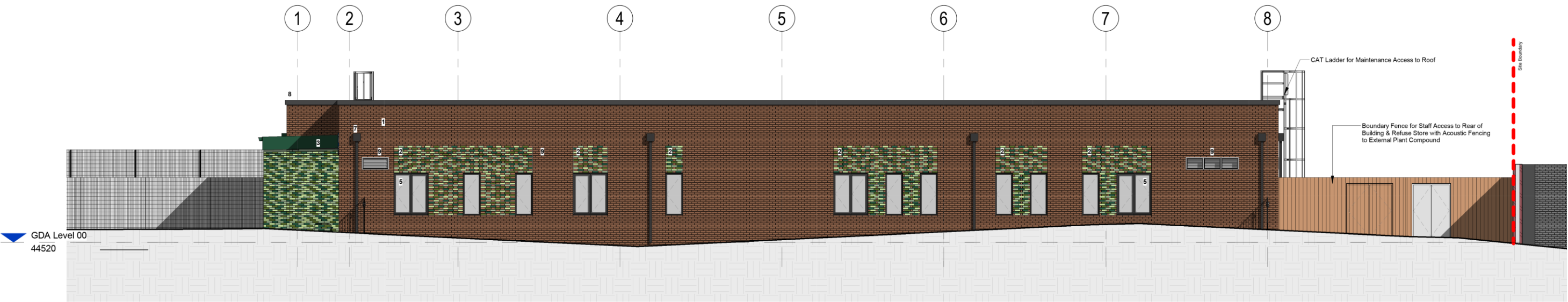
3.8 Proposed Elevations

Material Key

- 1 Red Facing Brick
- Michelmersh Clayburn Reversed
- 2 Feature Brick Panel
- Weinerberger Glazed Bricks Amsterdam Green, Tahiti Green & Malaysia Green
- 3 PPC Aluminium Feature Cladding to Canopy
-RAL to match green bricks
- 4,5,6,8 PPC Metal External Doorset, Aluminium Framed Glazed Curtain Walling, Double Glazed Windows & Aluminium Roof Capping
-RAL 7005
- 7 Rainwater Pipes
-Black PVC
- 9 PPC Aluminium Louvre (size to MEP design)
-RAL to match red brick



1 West Elevation
1 : 100



2 South Elevation
1 : 100



3.9 Proposed Materiality

Proposed Materiality Palette

The existing local building stock has influenced the development of the proposed materiality. Within a predominantly red brick area, the use of a red facing brick has been chosen to help knit the new building into the wider urban fabric. To give the Medical Centre a strong identity and as a contrast to the primary brick, feature glazed green bricks have been proposed between windows and at focal points to create a sense of place.

The use of brick have also been chosen to evoke a familiar and welcoming feeling for patients arriving to help calm any nerves or apprehension. Green feature cladding to the canopy over the main entrance is also proposed to frame the west elevation to create a focal point.

Key Facing Materials Proposed:

- Red Facing Brick (Michelmersh Clayburn Reversed)
- Feature Glazed Brick Panels (Weinerberger Amsterdam Green, Tahiti Green & Malaysia Green)
- PPC Aluminium Feature Cladding to Canopy (RAL to match green bricks)
- PPC Metal External Doorset, Aluminium Framed Glazed Curtain Walling, Double Glazed Windows & Aluminium Roof Capping (RAL 7005)
- Rainwater Pipes (Black uPVC)
- PPC Aluminium Louvres (RAL to match red brick)



Local Red Brick Residencies



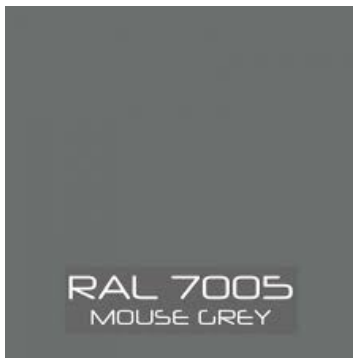
Weinerberger Amsterdam Green

Weinerberger Tahiti Green

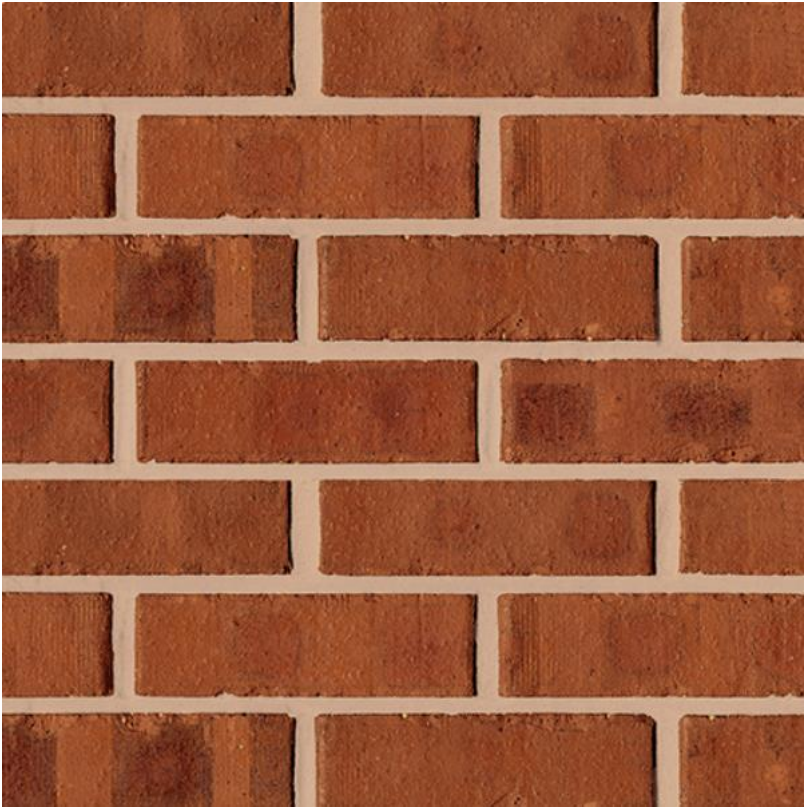
Weinerberger Malaysia Green



RAL 160 50 20 Cladding



Metalwork RAL 7005



Michelmersh Clayburn Reversed



Proposed Feature Brick Panel Setting Out



Part 4

Access & Sustainability



4.1 Accessibility - Building

NHS Property Services are fully committed to providing fully inclusive environments. The design approach for the scheme considers and addresses the relevant Equality act requirements, HTMs and Building Regulations requirements.

Access to the Building

All entrances are level access with fully accessible drop off arrangements. Patient access to the building is through the main entrance on the west elevation directly accessed from the car park and within 30m of the nearest bus stop. A canopy is formed over the main entrance to the building to provide protection from the weather and with glazing and feature brickwork to assist in wayfinding.

Staff can also enter via a dedicated separate level access entrance located at the rear of the building which leads directly to the staff rest and change facilities. Service and maintenance access is also provided to the rear of the building using the same entrance/exit.

Access throughout the Building

Patient Access – All consult / treatment rooms are located at ground floor level to provide easy, level access directly off the main waiting area. The large open waiting area provides sight and access to patient WCs, Parent Room, Interview Room and Group Room.

Reception – Has clear lines of sight across the full waiting area and is connected to the open plan Admin Space & Practice Managers Office. All rooms dedicated to staff only use will have controlled access.

Support & Plant Areas – All support areas will have controlled access for dedicated staff and maintenance and are centrally located within easy reach of all rooms.

Width of corridors/doors – All corridors and doors have been designed and sized in-line with HBN guidelines.

Doors

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 entire clinical area.

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 have a non-slip finish. Brightly or boldly patterned flooring will be avoided.

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 & have a matt finish to avoid glare.

– Lower case lettering is to be used throughout on all sign boards as it is easier for the visually impaired to read.

– The logical building layout will assist in the building's occupants and users' wayfinding, and particularly for people with visual impairments and learning difficulties.



4.2 Principal Flows

Space Planning

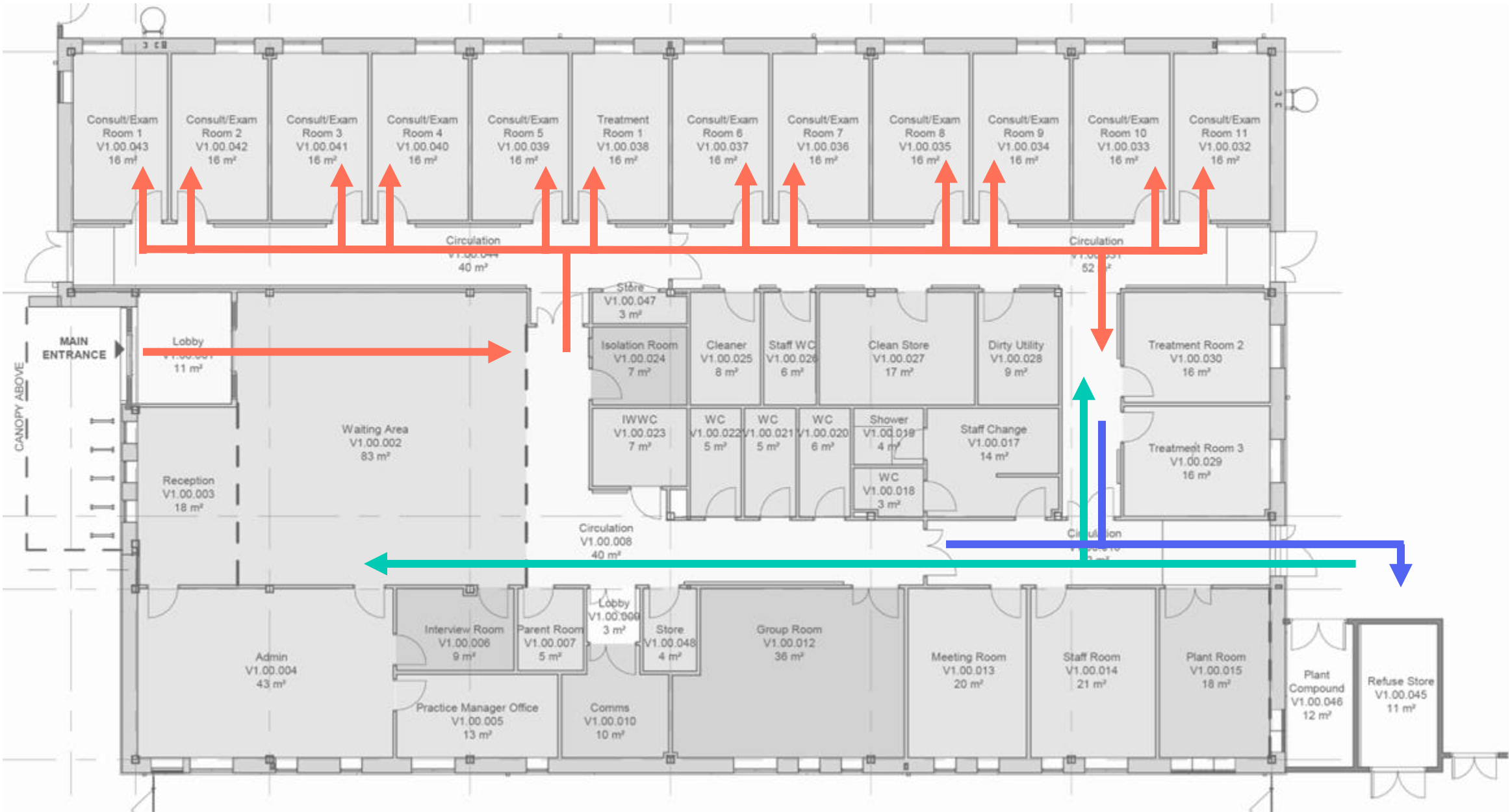
To assist wayfinding and create clean lines of separation, patient spaces have been positioned close to the main entrance and along elevations most protected to assist privacy and dignity along the north.

A separate staff and service entrance/exit allows secure access to a staff only area to the southeast of the plan. The division of spaces allows for a clear front and back of house area separation.

The Refuse Store and Plant Room are positioned near to the staff entrance also within close proximity of Treatment Rooms and the Dirty Utility.

Key

- Patient Flow →
- Staff flow →
- Disposal flow →



4.3 Accessibility - Site

Access to the Site

The site is well served by road and public transport links, with the B5093 (Moseley Road) located along the south boundary of the site and a bus stop located immediately along the southern site boundary.

A new vehicular access will direct vehicles into the car park to the west of the site, and two additional pedestrian entrances will be provided directly from the existing footpath along Moseley Road.

Externally the proposed site will be graded to achieve the minimum falls required for accessibility. Access from the car park to the main entrance will not have changes in level greater than 1 in 20 and will be well maintained & free of trip and fall hazards.

Parking and Transport

The proposed site will provide 33 parking spaces (including 3 space for EV charging), 3 disabled parking spaces and space for 1 ambulance/loading. Standard spaces are sized in accordance with local authority guidance at 2.4mx4.8m, EV charging spaces are 2.8mx5.0m.

As the new building is located within close proximity to the existing, patient trips are expected to be the same, most being undertaken by public transport, walking, car or vehicular drop-offs. 10No short-stay covered cycle stands are also proposed at the main entrance with 12No longer-stay secure cycle stands provided near the staff entrance.

Emergency Vehicles

Ambulances & service vehicles can utilise the dedicated ambulance bay at front of the building, immediately outside the main entrance.

Deliveries and Servicing

A dedicated loading & ambulance bay is located within the car park close to the main entrance where deliveries can be made. Refuse collections will be via kerbside collections along Moseley road utilising the proposed path from the external compound/staff entrance which is within 15m of the roadside.

Building Maintenance of External Surfaces

The entire perimeter of the building can be accessed by hardstanding/footpaths for maintenance of the elevations (window cleaning, façade repair/maintenance).

Access to the external plant compound can be gained from the staff accessible rear external compound of the building, from which access to the roof can be gained via CAT ladder. Edge protection around the roof is provided by 1100mm high parapets for general roof finish/gutter maintenance & PV maintenance.

Transport Details

For swept paths, travel plan and further transport details please refer to Curtin's supporting documentation.



4.4 Waste Management & Delivery Strategy

Waste Management Plan

Careful consideration has been given to the waste management strategy to ensure that ease of disposal can be achieved for the staff that minimises disruption to any clinical procedures and use of the building.

The Clean Store and Dirty Utility are located centrally in the plan in close proximity to all clinical spaces. The rooms are also located to the east of the building from which there is a short corridor to a staff only area from which any refuse can be taken to the External Refuse Store providing minimal disruption to clinical flows.

Collections will occur weekly for general waste (AM), biweekly for clinical waste (AM), and monthly for confidential waste (between 8:30AM-4:30PM).

Delivery Strategy

Through the course of user group meetings, it was confirmed that only small volume deliveries were expected 1-2 times a week for stationery/patient records and blood samples would be collected daily

In the centre of the ground floor, a clean store is provided for consumables and fluids. The loading bay located outside of the main entrance will allow vehicles to park and deliver/collect from the areas noted above.

Legend

- 1 External Bin Store
- 2 Clean Store
- 3 Dirty Utility
- Waste Management Route
- Delivery Route

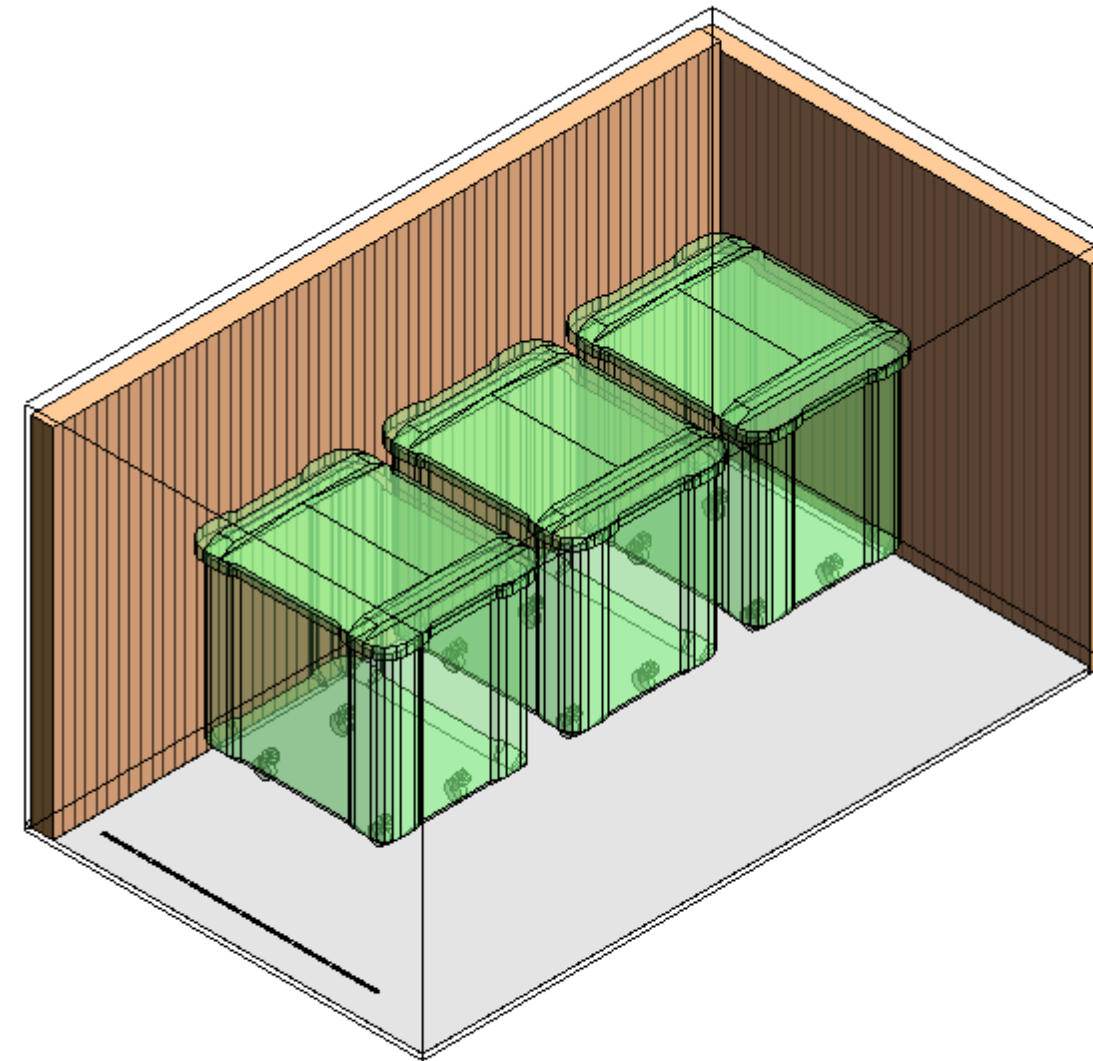
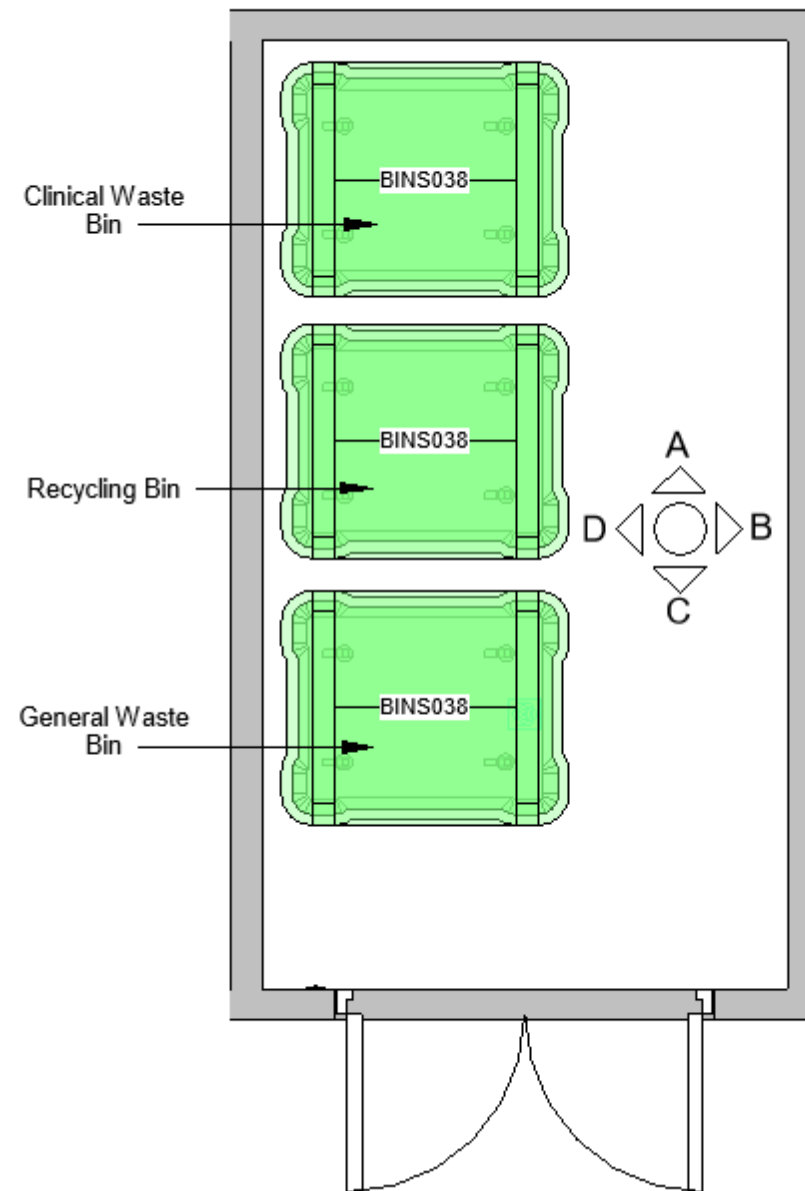


4.4 Waste Management

External Bin Store

The external disposal hold contains 3no. 1100L bins for:

- General waste
- Mixed recycling
- Clinical waste



4.5 Site & Security

Building Security

We have reviewed in detail the movement around the building in terms of pedestrian and vehicular access, delivery parking and visibility on approach. The guidance outlines in the separate Security Needs Assessment will also be followed where appropriate.

The main entrance has been orientated towards the main car park to ensure visibility on approach and to aid visual security. During its hours of operation, the building will be staffed by up to 26 employees. In addition to staff presence on site, safety and security for the building is to be managed by CCTV and lighting. Internally a clear security access strategy has been established with NHS Property Services which follows the principal flows noted in section 4.2.

Privacy and Dignity

Rooms benefitting from windows will have blinds internally to control light and views in protecting patient privacy & dignity. Consult/exam and Treatment Rooms have also been positioned on elevations away from pedestrian footpaths and Moseley Road.

External Spaces

Accessible footpaths around the building will be kept clear for maintenance of the façade and window cleaning. Landscaping has been proposed externally including a space with benches which will be dedicated for staff use. All fencing and gates to staff only areas will be access controlled, pedestrian & vehicular access into the site will be secured by locked gates outside of opening hours.

External Lighting

The building perimeter will be lit by lighting bollards and wall mounted fittings to ensure pedestrian routes are visible at all times. All exit doors will be adequately lit to aid escape and access from the building. Please refer to Silcock Leedham's External Lighting information for further details.



4.6 Sustainability

Building Sustainability

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

The building has been designed with a 'fabric first' approach, to enable the best possible thermal performance from the building fabric. This approach helps reduce the requirements for heating and cooling, and in turn the amount of energy the building uses. The building will be designed with Net Zero Principals in mind.

In line with the NHS Property design standards for new buildings, a BREEAM Excellent rating is sought for the building – see separate BREEAM Report for further details.

As part of the sustainability strategy, PV panels are proposed to be installed on the roof which will help to reduce the building operational carbon footprint.

Furthermore, the design promotes active travel to work by providing a dedicated covered cycle store and changing facilities for staff. A separate cycle store for patients and visitors is situated at the front of the building.

It is also proposed that the brick from the demolished boundary wall will be salvaged to build a retaining wall at the rear of the site. If the quality of the brick is not acceptable, the brick can be used to level the site during the groundworks.

Please refer to the supporting documents by others submitted as part of this application for further information.



4.7 Fire Strategy

Fire Strategy

The current Fire Plans have been developed on the understanding that escape would be managed via progressive horizontal evacuation. The proposed building will be split into 2No compartments, each having at least one final exit point and a secondary escape into the neighbouring compartment. Escape distances to exits can also be found as noted on the plans. The overall strategy has been discussed with NHS PS Fire Advisor.

FIRE STRATEGY LEGEND:

- 30 Minute FR Construction
- 60 Minute FR Construction
- 30 Minute Compartment
- 30 Minute Ceiling Cavity Barrier & all Penetrations Fire Stopped to achieve 30 Minutes above Ceiling
- Partition Built to Soffit & all Penetrations Fire Stopped to achieve 30 Minutes above Ceiling
- 30 Minute Fire Hazard Room
- 60 Minute Fire Hazard Room
- FD30S Fire Door
- FD60S Fire Door
- NFR Door
- FD30S Fire Rated Window
- FD60S Fire Rated Window
- NFR Window
- Fire Strategy Signage denoting Fire Exit with directional arrow
- Final Exit
- Travel distance to exit

