Client: **NHS PS** | Main Contractor: **Darwin Group**

Hawthorn GP Surgery Decant Facility

Design & Access Statement V3



Client: **NHS PS** | Main Contractor: **Darwin Group**

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Client: **NHS PS** | Main Contractor: **Darwin Group**

Hawthorn GP Surgery Introduction

This Design and Access Statement has been prepared in support of a planning application for the installation of a temporary single-storey modular healthcare facility at Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4NH. The proposal comprises a temporary GP surgery building to be provided on a 12-month hire basis to support the continued delivery of primary healthcare services within the local community whilst the existing medical centre is re-built.

The proposed building is approximately 470m^2 comprising of 12 separate modules. The location of the unit will enable patients in Longsight to easily access the facility.

The facility has been designed to provide modern, accessible, and compliant clinical accommodation while minimising impact upon the surrounding area. The building is temporary in nature and can be removed at the end of the approved period, allowing the site to be reinstated if required.



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Location and Site Context

The proposed development is located within the existing Asda Longsight site, located off Kirkmanshulme Lane. The application site covers approximately 01056 hectares within the wider ownership boundary of approximately 2.8689 hectares. The temporary facility will occupy a defined area within the site and has been positioned to ensure safe access for patients, staff, and service users.

The site benefits from an established commercial setting, with existing vehicle and pedestrian infrastructure already serving the wider retail destination. The proposed building is positioned adjacent to existing areas of soft landscaping and within close proximity to an operational railway line situated alongside the eastern site boundary.

Existing vegetation, hedgerows and landscaping between the proposed facility and surrounding areas further assist in integrating the development into its setting

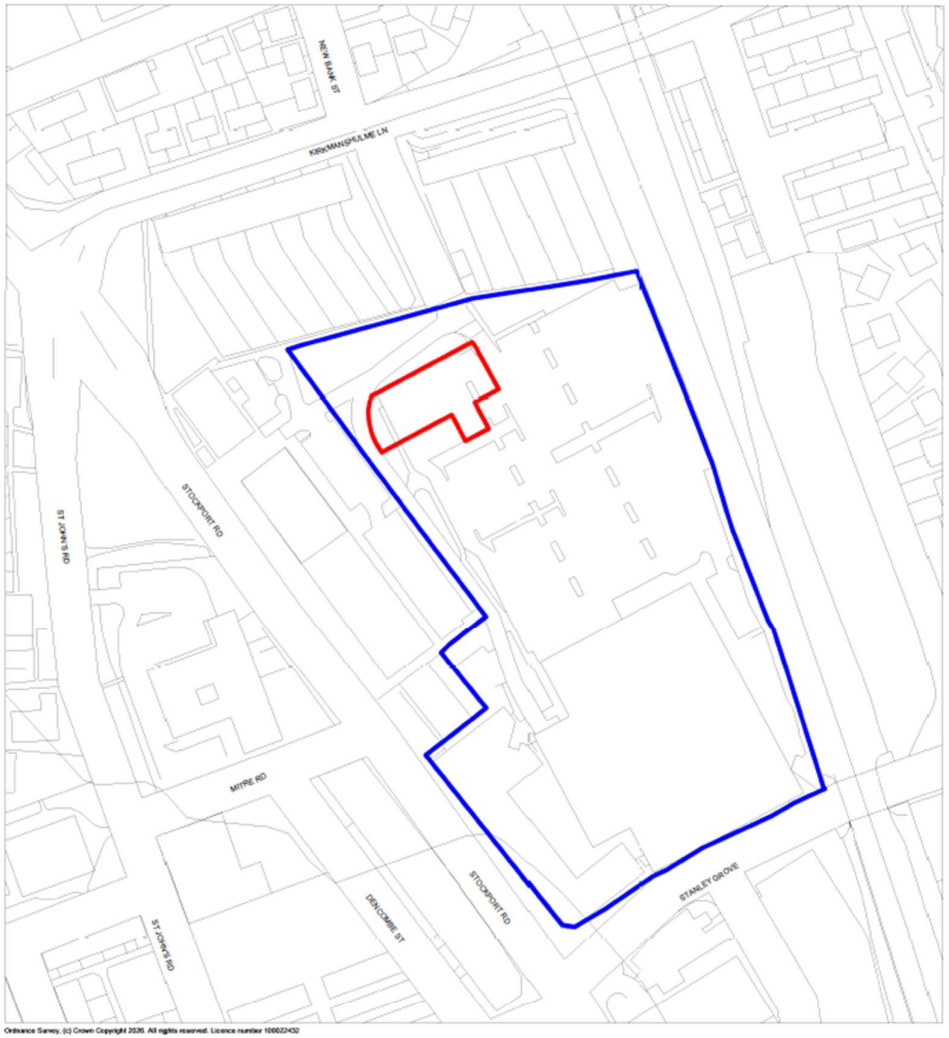
The proposed building has a gross internal floor area (GIFA) of approximately 470m^2 and is formed from 12 modular units assembled on site. The development includes external access ramps, cycle parking provision, and associated plant and service areas.

The proposed building is situated 0.3miles away from the existing medical centre, making the temporary change of address within walking distance.

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Site Location Plan
1 : 1250

Key:

Ownership Boundary
28689 m²
2.8689 Hectares

Site Boundry
1172 m²
0.1172 Hectares

N

0m 25m 50m 75m 100m
VISUAL SCALE 1:1250 @ A2

REV	DESCRIPTION	BY	CHK	DATE
P1	Red line boundary updated to include disable parking spaces.	DK	DT	03/09/26

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CLIENT TITLE
NHSPS

PROJECT TITLE
Hawthorn Temporary GP Surgery

PROJECT ADDRESS
Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4NH

DRAWING TITLE
Site Location Plan

DRAWING REFERENCE
OPP1391407 – DG – 01 – XX – D – A – 1120
PROJECT NUMBER | ORIGINATOR | FUNCTIONAL BREAKDOWN | SPATIAL BREAKDOWN | FORM | DISCIPLINE | NUMBER

03/08/26	DK	DT	470 m²
ISSUE DATE	INITIAL ISSUE BY	INITIAL CHECKED BY	GIA

S2	Information	1 : 1250	A2	P1
STATUS CODE	STATUS DESCRIPTION	SCALE	SHEET SIZE	REVISION

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Development Need

The proposal addresses an identified need for additional temporary healthcare accommodation to support local primary care services. The facility will provide high-quality clinical and support spaces to enable the continued delivery of GP services whilst alternative longer-term arrangements are progressed.

The temporary nature of the building allows healthcare provision to be maintained without delay while minimising permanent development within the community.

Design Principles

Scale and Amount

The proposed facility is a single-storey structure with a floor area of approximately 470m^2. The scale of the building reflects the operational requirements of a modern GP practice whilst remaining proportionate to its temporary purpose.

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Layout

The internal layout has been carefully designed to provide a clear separation between public, clinical, staff, and service areas. Accommodation includes:

- Reception area
- Two waiting areas
- Seven consultation rooms
- Two treatment rooms
- Interview room

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- Resuscitation bay
- Clean store
- Sluice room
- Staff welfare facilities
- Office accommodation
- Accessible and staff WC facilities
- Plant and IT rooms.

The arrangement provides efficient patient circulation and promotes effective clinical operations.

Appearance

The facility is a single storey building, comprising of goosewing grey plastisol-coated galvanised steel sheeting. The building has steel blue windows and external ramps and stairs. There is a fenced area for bin stores. The bin store will be enclosed by a paladin fence.

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Access

Inclusive Access

The proposal has been designed in accordance with the principles of inclusive access and aims to provide equal opportunity for all users.

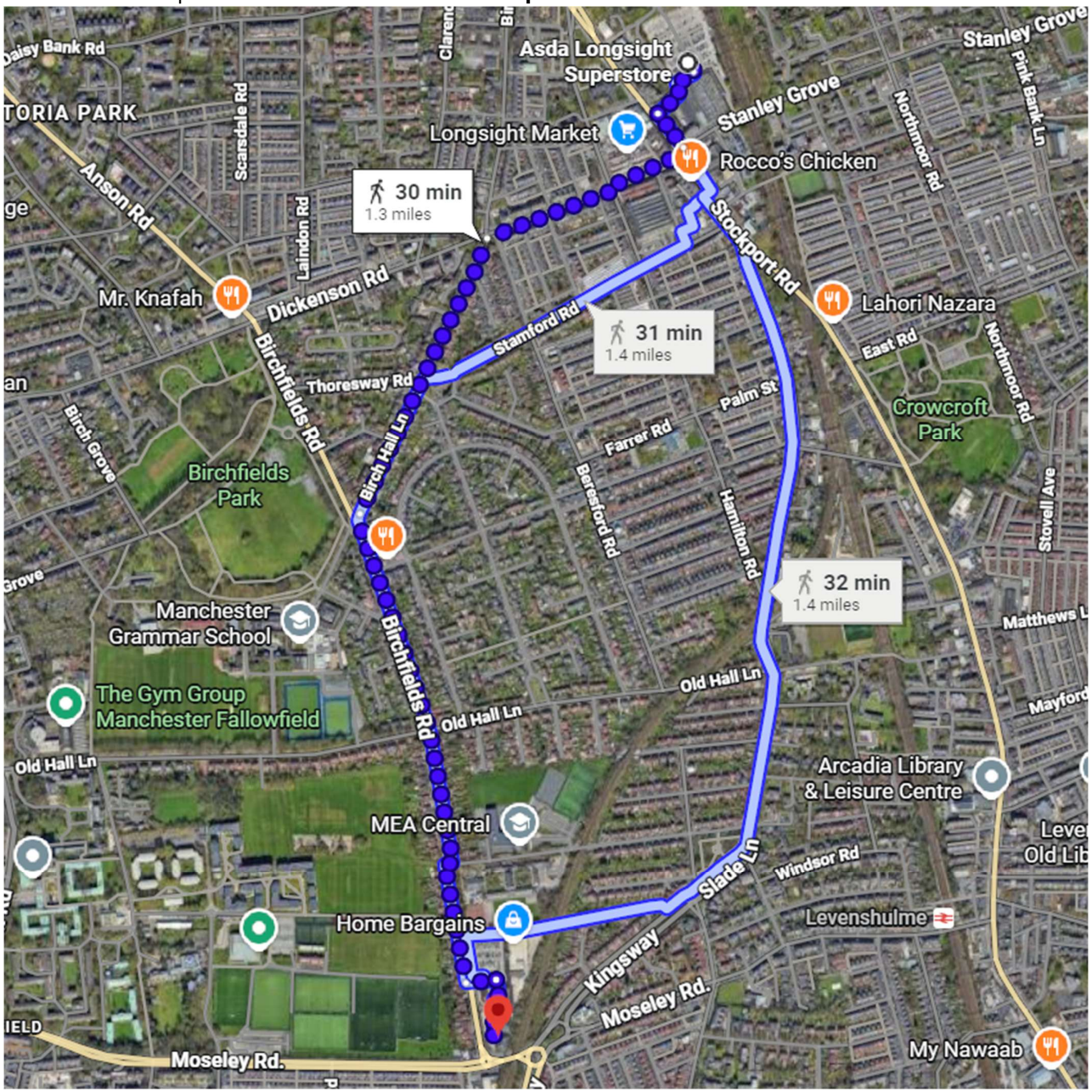
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The building is served by compliant external ramps connecting ground level to the finished floor level, allowing access for wheelchair users, those with mobility impairments, parents with pushchairs, and other users requiring step-free access.

Internally, circulation spaces have been designed to facilitate movement throughout the building and accessible WC provision is included within the accommodation schedule.

Pedestrian Access

Patients and visitors will access the facility via the dedicated entrance positioned beneath an entrance canopy. The entrance arrangement provides clear and legible access from the surrounding site. The proposed building is situated 1.4 miles away from the existing medical centre and is a 30 min walk.

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Cycle Provision

The development includes provision for seven cycle hoops to encourage sustainable travel choices and support active transport to the facility.

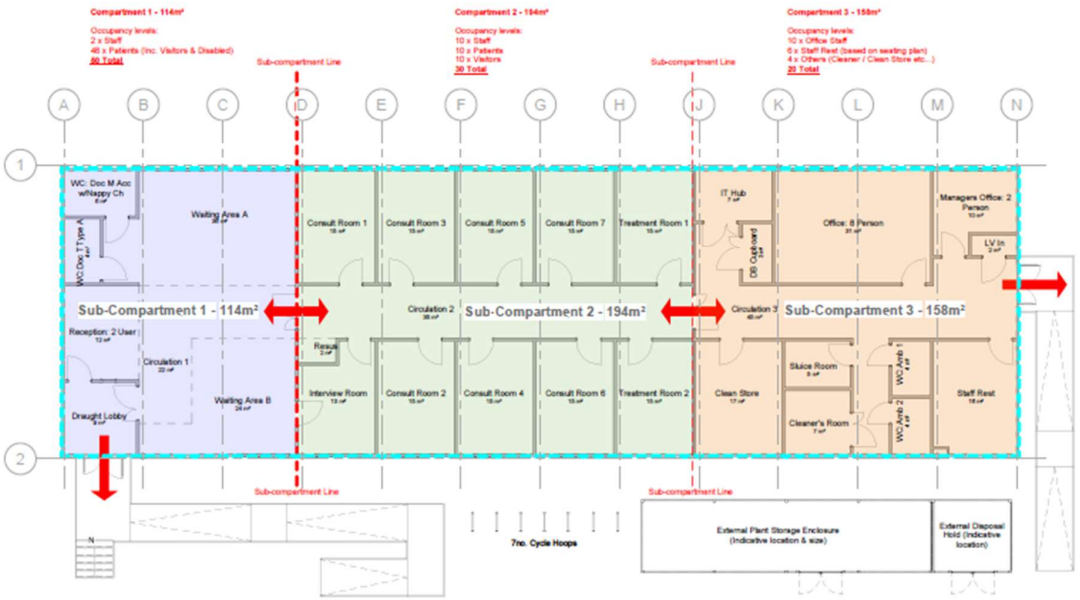
Emergency Access

The building layout has been designed to facilitate emergency access and evacuation requirements appropriate to a healthcare facility. External access routes and compliant door arrangements contribute to safe emergency egress.

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Fire Strategy Plan
1 : 100



Fire Strategy Compartments
1 : 100

Fire Strategy Key	
	Area indicated a fire safety rating of **30 minutes** (Inside to outside only)
	Red fill indicated a fire safety rating of **60 minutes**
	Blue fill indicated a fire safety rating of **30 minutes**
	FD60s Door
	FD30s Door
	Hazard Rooms (Min 30 minute protection)
	Building Fire Escape Direction
Exit	'Fire Exit' Sign
	Travel Distances
	Doors with Hold Open Device
FDKS	'Fire Door Keep Shut'
FDKL	'Fire Door Keep Locked'
AFDKC	'Automatic Fire Door Keep Clear'
	Compartment Outline
	Sub-compartment Line
	Sub-compartment 1
	Sub-compartment 2
	Sub-compartment 3
	Direction of Escape from Compartments
FCP	Location of Fire Control Panel
	Location of Fire Extinguishers

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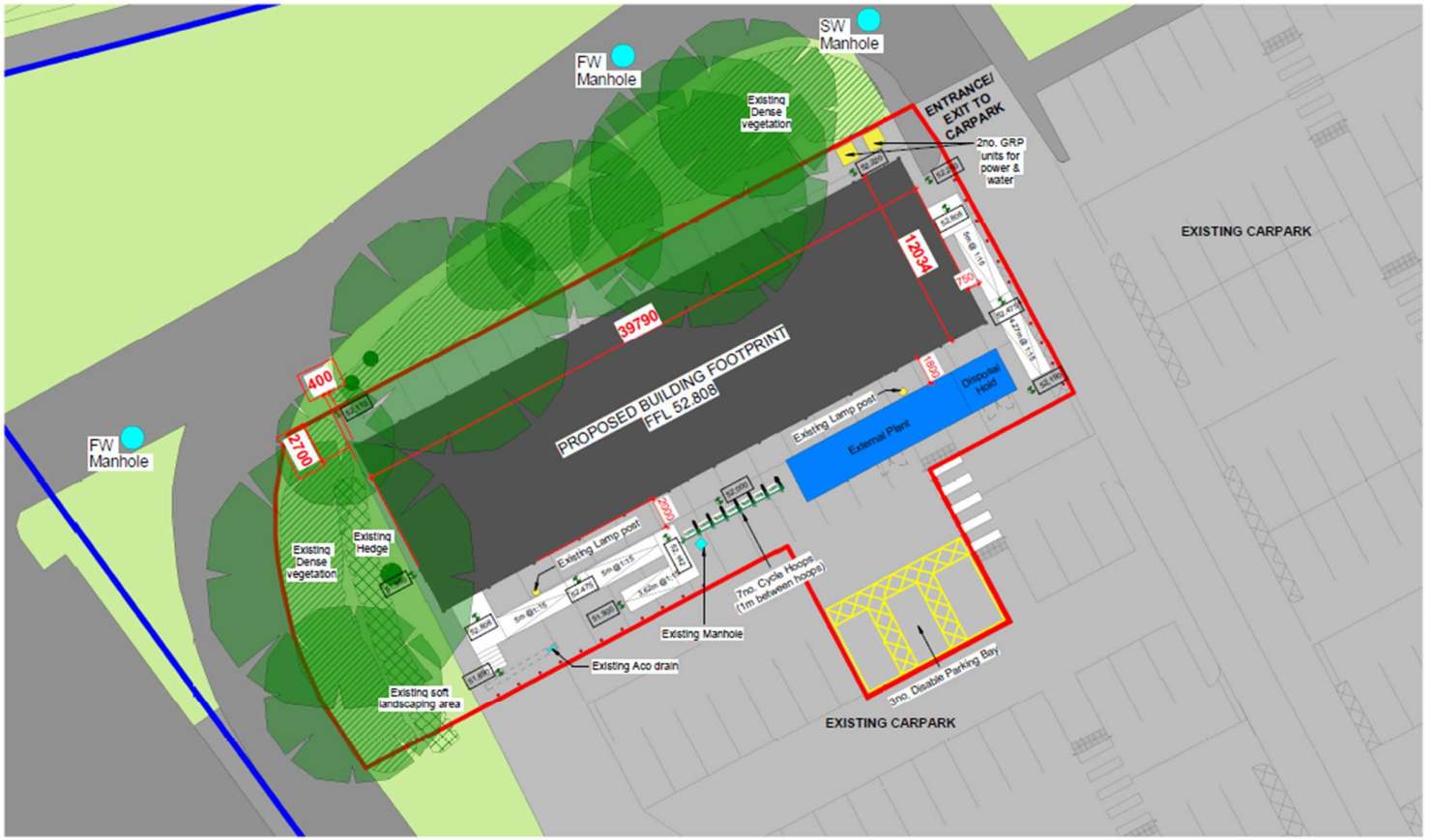
Landscaping and External Works

External works are limited to those necessary to facilitate the temporary healthcare use. These include:

- Access ramps and landings.
- Cycle parking.
- Plant storage enclosure.
- Associated service connections.
- Minor hardstanding works where required.

Given the temporary nature of the development, minimal intervention is proposed to the wider site.

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Landscaping Plan

1 : 200

Key

Proposed Building Footprint	Existing Trees
Proposed Ramps	Existing Dense Bush
Proposed Paladin Enclosure for Plant	Existing Hedge
Existing Roads	Proposed Bollards (22 x)
Existing Pavements	Existing lamp posts
Existing Carpark	Existing Manhole
Existing Soft Landscaping	Existing Aco drain
Ownership Boundary	Proposed Levels
Site Boundary	Proposed cycle hoops (7no. total)
Dim — Setting out dimension from gridline/external face of column to inner corner edge of the kerb line	
Proposed disable parking bays (3no. total)	Proposed GRP Unit locations (Power & water)

Notes:
For specific dimensions, setting out and more in depth information, please refer to drawing:

OPP1391407-DG-01-XX-D-A-1100-Building Topographical Overlay

OPP1391407-DG-01-XX-D-A-1300-Building Setting Out

Access Survey

N

0m 4m 8m 12m 16m

VISUAL SCALE 1:200 @ A2

REV	DESCRIPTION	BY	CHK	DATE
P2	Red line boundary updated to include disable parking spaces. GPR unit locations shown.	DK	DT	03/09/26
P1	7no. cycle hoops and 3no. disable spaces added.	DK	DT	19/08/26

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CLIENT TITLE: NHSPS

PROJECT TITLE: Hawthorn Temporary GP Surgery

PROJECT ADDRESS: Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4NH

DRAWING TITLE: Landscaping Plan

DRAWING REFERENCE: OPP1391407 — DG — 01 — XX — D — A — 1400

(PROJECT NUMBER — ORIGINATOR — FUNCTIONAL BREAKDOWN — SPATIAL BREAKDOWN — FORM — DISCIPLINE — NUMBER)

ISSUE DATE	INITIAL ISSUE BY	INITIAL CHECKED BY	GIFA
13/08/2026	SW	DK	470 m²

STATUS CODE	STATUS DESCRIPTION	SCALE	SHEET SIZE	REVISION
S2	Information	As indicated	A2	P2

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Sustainability

The use of modular construction offers sustainability benefits through reduced construction waste, improved quality control, and shorter installation periods when compared with traditional construction methods.

The temporary nature of the building also ensures that the accommodation can be relocated, repurposed, or removed following the hire period, supporting efficient use of resources.

Crime Prevention and Security

The proposed temporary healthcare facility has been designed to create a safe, secure and welcoming environment for patients, visitors and staff. The building layout promotes natural surveillance with the main entrance, waiting areas and staff accommodation oriented towards the primary access routes and car parking areas. Secure access arrangements will be implemented to restrict access to staff-only and service areas.
The facility will contain IT infrastructure including CCTV required to support the operation of healthcare services. Such equipment will be located within designated secure areas of the building, including the dedicated IT Hub and associated service spaces. Access to clinical accommodation and staff facilities will be controlled in accordance with the operator's security protocols.
Any pharmaceuticals, medical consumables or clinical supplies stored within the building will be within lockable doors or access controlled. The building has been designed to minimise concealed spaces and provide clear sightlines around entrances and circulation routes, reducing opportunities for antisocial behaviour and unauthorised access.
External lighting associated with the existing site, together with the active nature of the wider Asda car park environment, will contribute to passive surveillance and the overall safety of the development.

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Lighting Legend

Reference	Description	Model	Manufacturer	Product Code
A	7.0w 4000K IP65 rated recessed downlighter	BTEC Medium IP65	Dextra Group PLC	BTECM65 L13
AE	7.0w 4000K IP65 rated recessed downlighter c/w 3 hour emergency pack	BTEC Medium IP65	Dextra Group PLC	BTECM65 L13 LE3
B	12.4w 4000K IP65 rated recessed downlighter	BTEC Medium IP65	Dextra Group PLC	BTECM65 L22
BE	12.4w 4000K IP65 rated recessed downlighter c/w 3 hour emergency pack	BTEC Medium IP65	Dextra Group PLC	BTECM65 L22 LE3
C	23w 4000K, 600 x 600 IP40 rated recessed luminaire	MOD UGR	Dextra Group PLC	MODRU L45
CE	23w 4000K, 600 x 600 IP40 rated recessed luminaire c/w 3 hour emergency pack	MOD UGR	Dextra Group PLC	MODRU L45 LE3
D	27.5w 4000K 600 x 600 IP40 rated recessed luminaire	MOD UGR	Dextra Group PLC	MODRU L55
DE	27.5w 4000K 600 x 600 IP40 rated recessed luminaire c/w 3 hour emergency pack	MOD UGR	Dextra Group PLC	MODRU L55 LE3
EXIT1	3.6w Wall mounted maintained emergency exit sign c/w up legend & 3 hour emergency pack	EXI3	Dextra Group PLC	EXI3 MB LE3
FE	21.6w 4000K surface mounted IP65 rated linear luminaire c/w 3 hour emergency pack	Typhon	Dextra Group PLC	TYP L36 LE3 PC 4S
H	17.0w 4000K IP65 rated wall mounted external luminaire in grey	Opus Wall Pack	Dextra Group PLC	OPLWP L30 OA
HE	17.0w 4000K IP65 rated wall mounted external luminaire in grey c/w 3 hour emergency pack	Opus Wall Pack	Dextra Group PLC	OPLWP L30 OA LE3

Lighting Controls Legend

Type	Description	Model	Manufacturer	Assembly Code
1g	MK Logic Plus 10A 1 Gang 2 Way Light Switch Graphite	LOGIC PLUS	MK	K4871GRA
EM	CP Electronics Legrand Automatic Emergency Test Switch	ELT10	CP Electronics	ELT10
P1	PRM switching, compact, IP40, flush mounted, PIR, presence/absence detector	EBDSPIR-PRM	CP Electronics	EBDSPIR-PRM
P4	PRM switching, compact, mid range, IP40, flush mounted, PIR, presence/absence detector	EBDMR-PRM	CP Electronics	EBDMR-PRM
P8	PRM switching, miniture, retrofit, IP65, luminaire mounted, PIR, presence detector	EBMPIR-MB-PRM	CP Electronics	EBMPIR-MB-PRM
R	MK Grid Plus 10A Single Pole 2 Way Retractive Grid Switch	LOGIC PLUS	MK	K4885WHI
V4-S	Starter module, switching, 4 pole, 4 outputs	VITM4-S	CP Electronics	VITM4-S
V4-S2	Strater module, switching, 4 pole, 2 outputs	VITM4-S2	CP Electronics	VITM4-S2
V4-S+V4-E	Starter module, switching, 4 pole, 4 outputs + Extender module, switching, 4 pole, 4 outputs	VITM4-S+VITM4-E	CP Electronics	VITM4-S+VITM4-E
V4-S+V4-E+V4-E	Starter module, switching, 4 pole, 4 outputs + 2no. Extender module, switching, 4 pole, 4 outputs	VITM4-S+VITM4-E+VITM4-E	CP Electronics	VITM4-S+VITM4-E+VITM4-E



1 - Plan View
1 : 50

Notes

1. All luminaires shall be LED type.
2. Emergency lighting designed in accordance with BS5266.
3. All wiring accessories shall be white plastic type with the exception of steel areas and ceiling voids, these shall be metal clad type.
4. All light switches shall be mounted as per the C Centre.
5. Luminaire supply needs to be supported by metal fixings where required and neatly dressed.
6. For further details please refer to relevant technical submissions.

Lighting Controls Cabling Types

V4S - VITM4-S/STRM
V4S2 - VITM4-S2/STRM
V4L3 - VITM4-L3-PRM

PIR On / Off Schedule
Circulation areas - Set to 20 mins
Store rooms - Set to 20 mins
WCs - Set to 20 mins
Occupied Spaces - Set to 20 mins

McConnells

Darwin Group

Hawthorn Consulting Block
Longsight
Manchester

Electrical Services
Ground Floor
Lighting Layout

G2773ME
P5701

5701-MCC-XX-00-DR-E-6300
C02

Client: **NHS PS** | Main Contractor: **Darwin Group**



1 - Plan View
1 : 50

Pending Instruction of VO

Security Legend

M'Connells

Darwin Group

Hawthorn Consulting Block
Longsight
Manchester
Electrical Services
Ground Floor
Security Layout

Q2773ME | PS701

5701-MCC-XX-00-DR-E-6850 | C02

Waste Management

A dedicated External Disposal Hold is provided adjacent to the building, as indicated on the General Arrangements drawing. This area will facilitate the temporary storage and segregation of waste prior to collection by approved waste contractors.

Waste generated by the facility is anticipated to comprise:

- General office and domestic waste;
- Mixed recyclable materials;
- Confidential healthcare documentation;
- Clinical waste arising from patient consultations and treatment activities.

Clinical waste will be stored within appropriate secure containers and managed in accordance with healthcare operational procedures and statutory requirements. Waste collections will be undertaken by licensed contractors using the existing site access arrangements.

The proposed waste management arrangements will ensure that waste is stored safely and hygienically whilst minimising visual impact and maintaining a high-quality environment for patients, visitors and staff.

Servicing and Deliveries

The temporary GP surgery will generate a relatively low level of servicing activity. Deliveries are expected to consist primarily of:

- Medical supplies and consumables;
- Pharmaceutical deliveries;
- Office and administrative supplies;
- Cleaning and maintenance materials;
- Periodic healthcare equipment deliveries.

Due to the scale and nature of the facility, deliveries will typically be undertaken by small van or light goods vehicle and are anticipated to occur during normal operating hours. Vehicle movements associated with servicing are expected to be limited and will be accommodated using the existing access arrangements serving the wider Asda site.

The development is therefore not anticipated to generate any material impact on the operation of the local highway network or surrounding occupiers.

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Sustainability and Modern Methods of Construction

The proposed development utilises Modern Methods of Construction (MMC) through the use of off-site manufactured modular units. The building comprises 12 factory-manufactured modules which are assembled on site, reducing the extent of traditional construction activities required.
The use of modular construction provides a range of environmental, social and economic benefits including:

- Reduced construction waste through factory-controlled manufacturing processes;
- Reduced noise, dust and disruption during construction;
- Fewer construction vehicle movements compared to traditional building methods;
- Improved quality control and material efficiency;
- Reduced overall construction programme duration;
- Earlier delivery of essential healthcare services to the local community.

The proposal also makes efficient use of an existing hard surfaced area within the wider Asda site, avoiding the need to develop undeveloped land and limiting disturbance to existing landscaping features. Existing vegetation surrounding the development helps to integrate the building into its surroundings while maintaining the character of the site.
As a temporary modular facility, the building can be dismantled, relocated, repurposed or removed at the end of its operational life, supporting the efficient use of resources and reducing long-term environmental impacts.

Appearance

The proposed building adopts a modern and functional appearance appropriate for a healthcare facility and reflects its temporary nature whilst maintaining a high-quality architectural standard.
The external material palette comprises:

- Goosewing Grey plastisol-coated galvanised steel cladding panels;
- Steel Blue powder-coated aluminium windows;
- Steel Blue external doors;
- Steel Blue external ramps, stairs and handrails;
- Paladin fencing enclosing the external waste storage area and plant areas.

The building has been designed to provide a welcoming and accessible healthcare environment. The principal entrance is clearly identifiable and benefits from an entrance canopy, providing a clear point of arrival for patients and visitors. Internally, the arrangement of consultation rooms, treatment rooms and waiting areas has been carefully designed to support patient privacy and confidentiality. Window sizes to consultation and

treatment rooms have been selected to provide appropriate levels of natural daylight whilst reducing opportunities for overlooking into sensitive clinical spaces.
The development incorporates compliant level access arrangements, accessible WC facilities and intuitive circulation routes, ensuring the building can be used safely and comfortably by all users regardless of age or mobility.

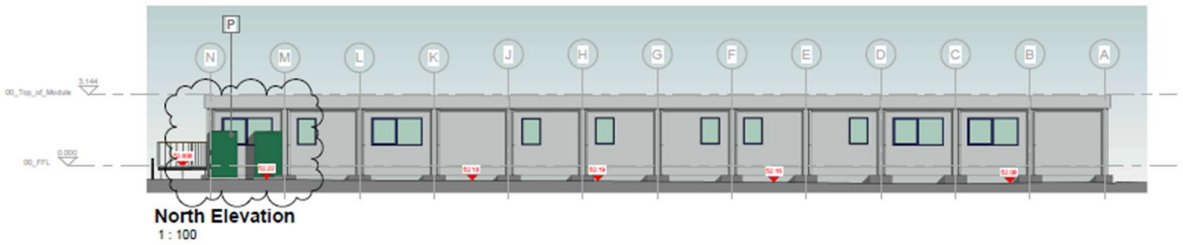
GRP Units

As indicated on the proposed elevation drawings, two GRP service units are proposed to accommodate the incoming utility connections required to serve the development. These units will provide the necessary infrastructure for electricity and water supplies to the building.

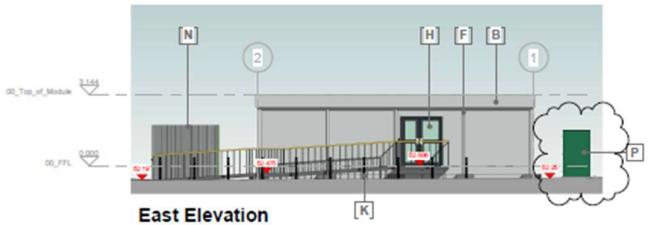
The indicative dimensions of each unit are approximately 1200mm (W) × 1200mm (D) × 2050mm (H). The units will be finished in a green colour to help them blend with the surrounding environment and have been positioned discreetly within the corner of the site to minimise their visual impact.

The location and dimensions shown are indicative at this stage and may be subject to amendment as the detailed requirements for the water and electrical services are confirmed by the client and utility providers.

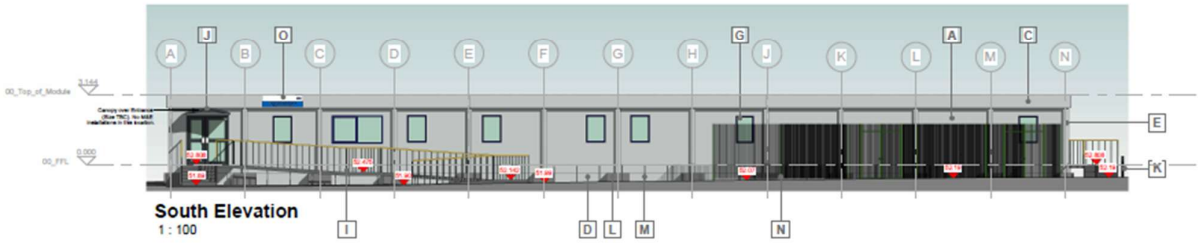
Client: **NHS PS** | Main Contractor: **Darwin Group**



North Elevation
1 : 100



East Elevation
1 : 100



South Elevation
1 : 100



West Elevation
1 : 100



Material_Key

A	Gooseewing Grey Cladding - Nearest BS ref 10 A 05
B	Long Weld Composite Fascia - Gooseewing Grey - Nearest BS ref 10 A 05
C	Short Weld Composite Fascia - Gooseewing Grey - Nearest BS ref 10 A 05
D	External Skirt - Gooseewing Grey - Nearest BS ref 10 A 05
E	Columns, External Corners - Grey - BS 4800 00 A 05
F	Columns, Intermediate - Grey - BS 4800 00 A 05
G	Windows - Steel Blue Foil
H	Doors (Insulated Door) - Anthracite - Grey RAL 7016
I	Access Ramps and landings - Design TBC
J	Cantilever Entrance Canopy. Specification TBC
K	Bollards (Building protection). Specification TBC
L	Foundations (Indicatively shown)
M	Cycle Hoops (7no. total)
N	Proposed Fresh'n' Fence Enclosure for External Plant
O	External Building Signage
P	GRP Cabinets (Indicative size, quantity and location)

Notes:

- FFL = 52.808
- Ramps are 1:15 fall and have an ECW of 1500mm
- Steps have 300mm goings and 150mm risers
- Bollard spec and quantities are TBC
- Foundations to be confirmed

VISUAL SCALE 1:100 @ A1

Rev	Description	By	Chk	Date
P7	GRP cabinets added (indicative only)	DK	DT	09/06/26
P6	Plant enclosure and building signage shown. Interview and Consult Rooms windows reduced in size.	DK		26/05/26
P5	Sixth Treatment Room windows (WH-09-S (UW-15)) reduced in size. Cycle hoops added.	DK		19/05/26
P4	Topography and ramps updated. Levels now shown. Window to 5-person Office amended to be smaller.	DK		12/05/26
P3	External windows and door colours revised.	DK		24/01/26
P2	Windows to South elevation revised as shown	BW	DK	17/07/25
P1	General arrangement revised to align with the updated module type.	PH	DK	10/07/25
Rev	Description	BY	CHK	DATE

DarwinGroup

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CLIENT TITLE
NHSPS

PROJECT TITLE
Hawthorn Temporary GP Surgery

PROJECT ADDRESS
Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4HH

DRAWING TITLE
Elevations

DRAWING REFERENCE
OPP1391407 — DG — 01 — ZZ — D — A — 2100

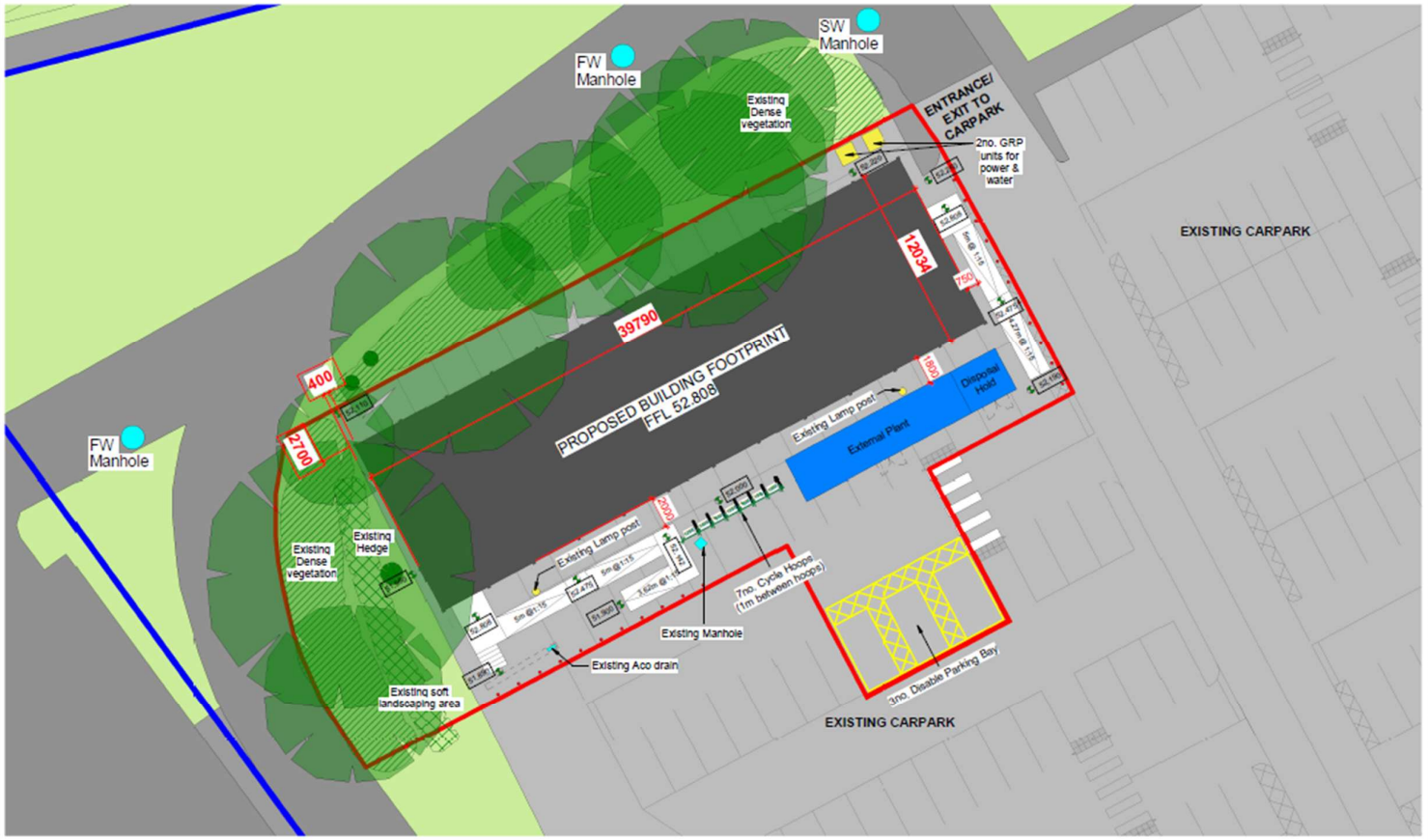
PROJECT NUMBER	ORIGINATOR	FUNCTIONAL BREAKDOWN	SPATIAL BREAKDOWN	TYPE	DISCIPLINE	NUMBER
OPP1391407	DG	01	ZZ	D	A	2100

DRAWN DATE	INITIAL ISSUED BY	INITIAL CHECKED BY	SIZE
09/07/2026	SW	DK	470 m²

STATUS CODE	STATUS DESCRIPTION	SCALE	SHEET SIZE	REVISION
S2	Information	As indicated	A1	P7

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Client: **NHS PS** | Main Contractor: **Darwin Group**



Landscaping Plan

1 : 200

Key			
	Proposed Building Footprint		Existing Trees
	Proposed Ramps		Existing Dense Bush
	Proposed Paladin Enclosure for Plant		Existing Hedge
	Existing Roads		Proposed Bollards (22 x)
	Existing Pavements		Existing lamp posts
	Existing Carpark		Existing Manhole
	Existing Soft Landscaping		Existing Aco drain
	Ownership Boundary		Proposed Levels
	Site Boundary		Proposed cycle hoops (7no. total)
Dim	Setting out dimension from gridline/external face of column to inner corner edge of the kerb line		Proposed GRP Unit locations (Power & water)
	Proposed disable parking bays (3no. total)		

Notes:
For specific dimensions, setting out and more in depth information, please refer to drawing:

OPP1391407-DG-01-XX-D-A-1100-Building Topographical Overlay

OPP1391407-DG-01-XX-D-A-1300-Building Setting Out

Access Survey

N

0m 4m 8m 12m 18m

VISUAL SCALE 1:200 @ A2

REV	DESCRIPTION	BY	CHK	DATE
P2	Red line boundary updated to include disable parking spaces. GPR unit locations shown.	DK	DT	03/09/26
P1	7no. cycle hoops and 3no. disable spaces added.	DK	DT	19/09/26

DarwinGroup

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CLIENT TITLE: NHSPS

PROJECT TITLE: Hawthorn Temporary GP Surgery

PROJECT ADDRESS: Asda Longsight, Stanley Grove, Longsight, Manchester, M12 4NH

DRAWING TITLE: Landscaping Plan

DRAWING REFERENCE: OPP1391407 – DG – 01 – XX – D – A – 1400

PROJECT NUMBER	ORIGINATOR	FUNCTIONAL BREAKDOWN	SPATIAL BREAKDOWN	FORM	DISCIPLINE	NUMBER
OPP1391407	DG	01	XX	D	A	1400

ISSUE DATE	INITIAL ISSUE BY	INITIAL CHECKED BY	GIA
13/08/2026	SW	DK	470 m²

STATUS CODE	STATUS DESCRIPTION	SCALE	SHEET SIZE	REVISION
S2	Information	As indicated	A2	P2

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Client: **NHS PS** | Main Contractor: **Darwin Group**

Conclusion

The proposed temporary GP surgery will provide essential healthcare accommodation to support the local community for a period of 12 months. The development has been carefully designed to deliver a functional, accessible, and high-quality healthcare environment whilst maintaining a low visual impact on the surrounding area.

The scheme provides an appropriate and proportionate temporary solution that meets an identified healthcare need and incorporates inclusive access, sustainable design principles, and high-quality clinical accommodation. It is therefore considered that the proposal represents sustainable development and should be supported through the grant of temporary planning permission.