MPA

Manchester University
NHS Foundation Trust

NMGH Gallery Seating and Servery

P01 - 21/08/26

Planning Document

3529-MPA-XX-XX-RP-A-08010

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01 Introduction

1.1 Overview

The site forms part of the North Manchester General Hospital campus under Manchester University Hospital NHS Foundation Trust. The site is bounded by Delaunays Road to the east, the River Irk to the north and west, and Central Drive to the south.

The proposal relates specifically to the RAAC roof removal and associated upgrade works to the Gallery Restaurant and Servery, and do not alter the wider site layout, flows or established building typology.

Purpose of Works

The main purpose of this project is to eradicate the risk of RAAC (reinforced autoclaved aerated concrete) collapsing. The main works of the scheme aims to eradicate RAAC from the Gallery seating areas of North Manchester General Hospital as part of the national NHS RAAC eradication programme. The essential work will :

- Address known safety concerns linked to RAAC in circulation spaces
- Ensure the Gallery seating area is safe and compliant for patients, staff and visitors.
- Mitigate the risk of operational disruption or structural failture from degradation over time, supporting the continued delivery of essential clinical services.



• Existing Gallery Restaurant Seating Area



• Existing Aerial View of North Manchester General Hospital

02 Project Description

2.1 Site Location

The Gallery Restaurant and Servery sits within the red edge boundary as shown on the Site Location Plan, inside the larger blue ownership boundary. The schedule below outlines the areas which contain RAAC in its roofs, requires upgrades to ensure user safety and general upkeep to provide quality service.

Room	Area (m²)
016 Main Hall	225.83
020 Staff Kitchen	12.87
017 Male WC	16.42
018 Disabled WC	3.26
019 Female WC	13.51
Partially Demolished Corridor	50
Landscaping Area	83.5
AHU Enclosure	48

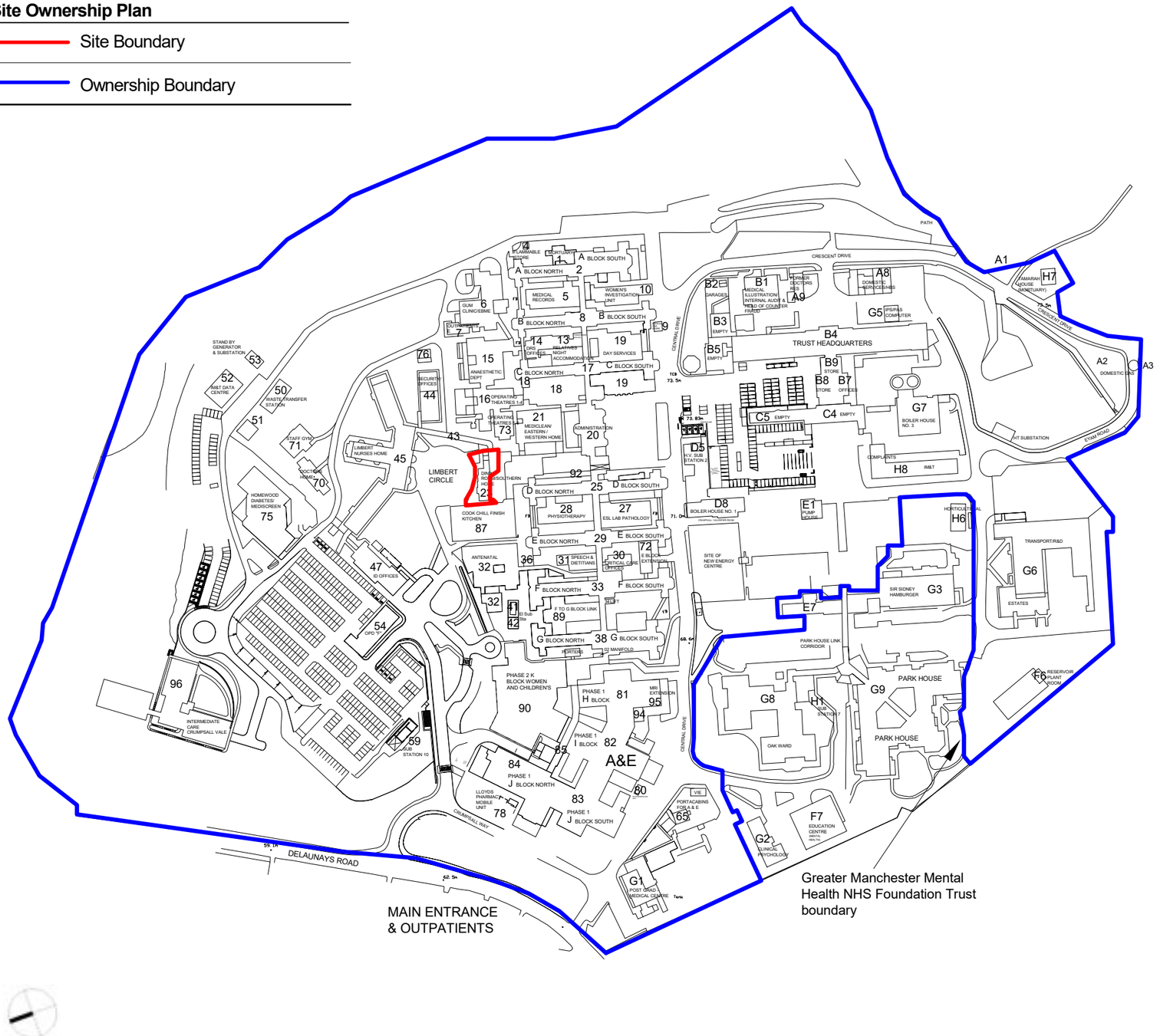


• Gallery Restaurant and Servery - Existing Plan

Site Ownership Plan

Site Boundary

Ownership Boundary



• Site Location Plan : Drawing Ref *00001-P1-Location Plan*

03 Description of Proposal

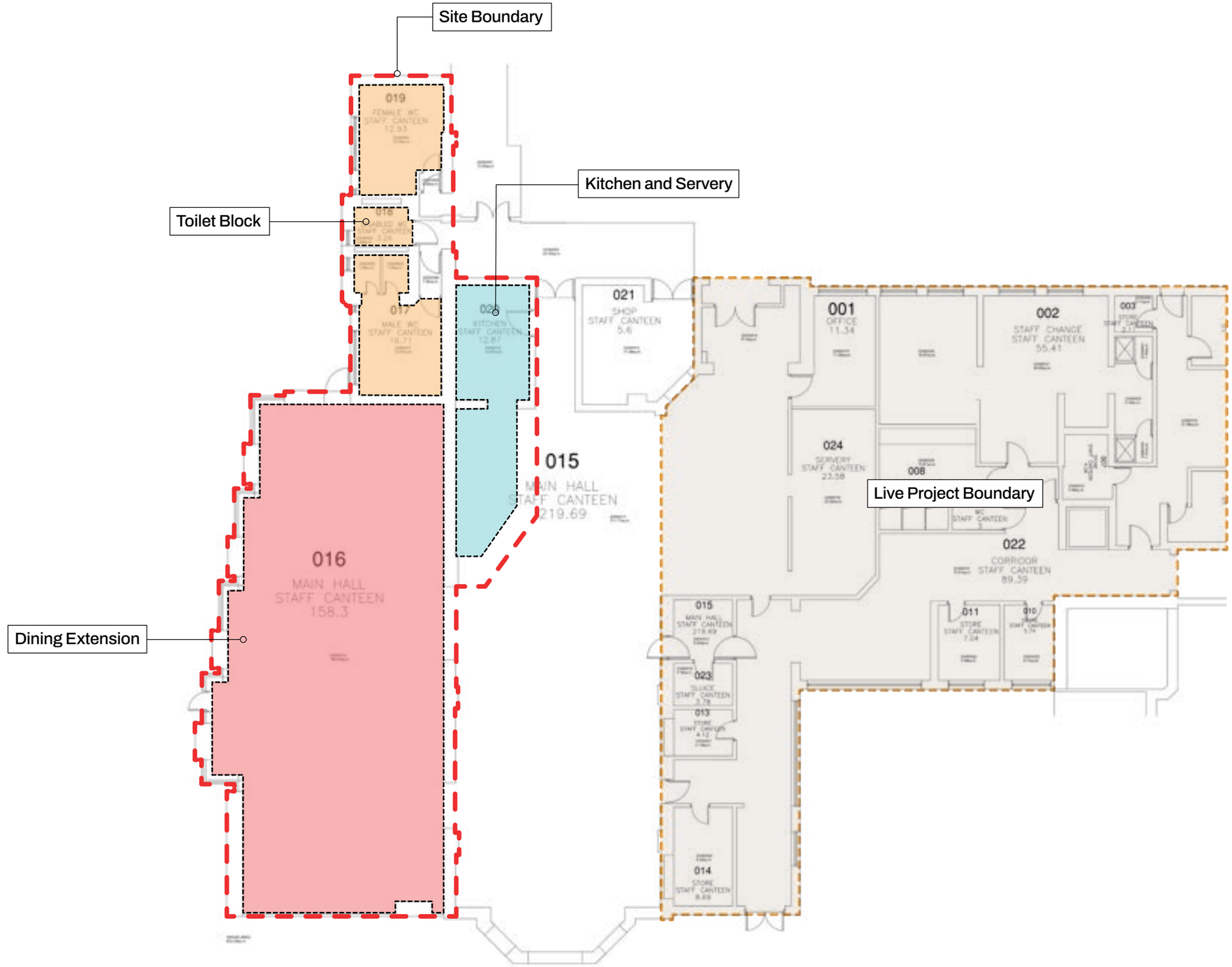
3.1 Breakdown of Spaces

The site is split into three distinct zones - the Dining Extension, Kitchen and Servery, and the Toilet Block. Each of these zones will receive varying degrees of intervention dependent on its individual requirements which will be outlined on the next page.

There is currently a live project (as shown within the yellow dashed boundary) which has eradicated RAAC and is presently refurbishing the space.

Area Tabulation :

Room	Area (m²)
016 Main Hall	225.83
020 Staff Kitchen	12.87
017 Male WC	16.42
018 Disabled WC	3.26
019 Female WC	13.51
Partially Demolished Corridor	50
Landscaping Area	83.5
AHU Enclosure	48



• Gallery Restaurant Plan - Zones

03 Description of Proposal

3.2 Breakdown of Works

Dining Extension :

- RAAC roof removal and replacement with new roof type
- External glazing and brick facade walls to be replaced.
- Reinstatement of mechanical and electrical areas disturbed by RAAC removal
- Columns and structural slabs retained.
- New kitchen extract fans (high level discharge).
- Doors - allow for retain / fix
- Flooring - allow for new rolled vinyl flooring.
- Walls - allow for repaint
- New ceiling tiles

Kitchen and Servery :

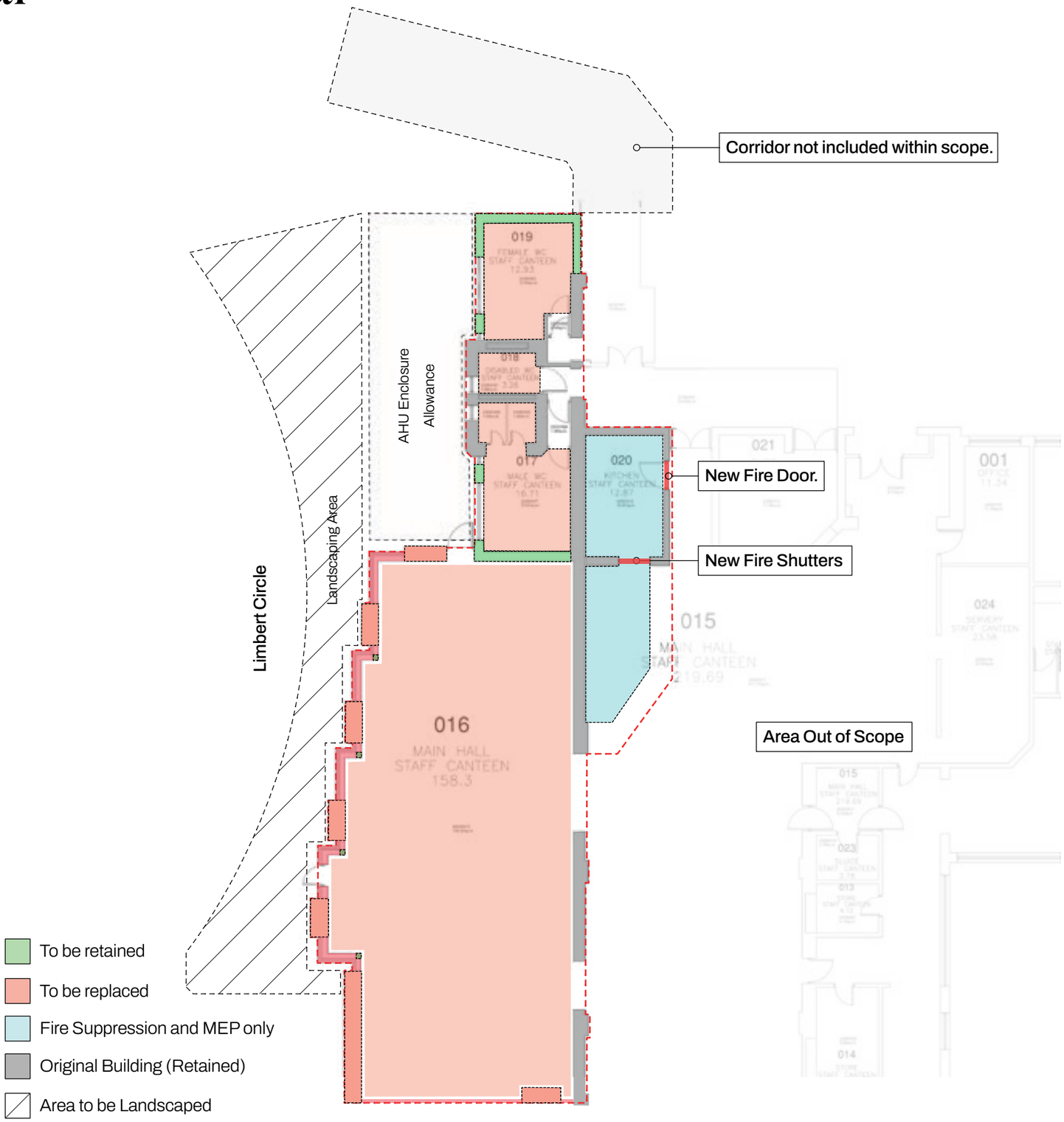
- Replacement of fire suppression system
- Review of existing ventilation and exhaust arrangement include issues with steam extraction
- New ceiling tiles
- Change kitchen door to fire door
- New fire shutter between kitchen and servery
- Walls - allow for new wall finish including wall protection
- Flooring - allow for new rolled vinyl flooring.

Toilet Block :

- RAAC roof removal and replacement with new roof type
- New sanitaryware
- New wall paint and new vinyl flooring
- New cubicle partition
- New ceiling, light fixtures, extracts
- New doors
- Local domestic water services and drainage modifications
- New mechanical extract ventilation for Male WC.
- New small power accessories and outlets.

Area Tabulation (Preferred Option) :

Room	Area (m²)
016 Main Hall	225.83
020 Staff Kitchen	12.87
017 Male WC	16.42
018 Disabled WC	3.26
019 Female WC	13.51
Landscaping Area	83.5
AHU Enclosure	48



• Breakdown of Works

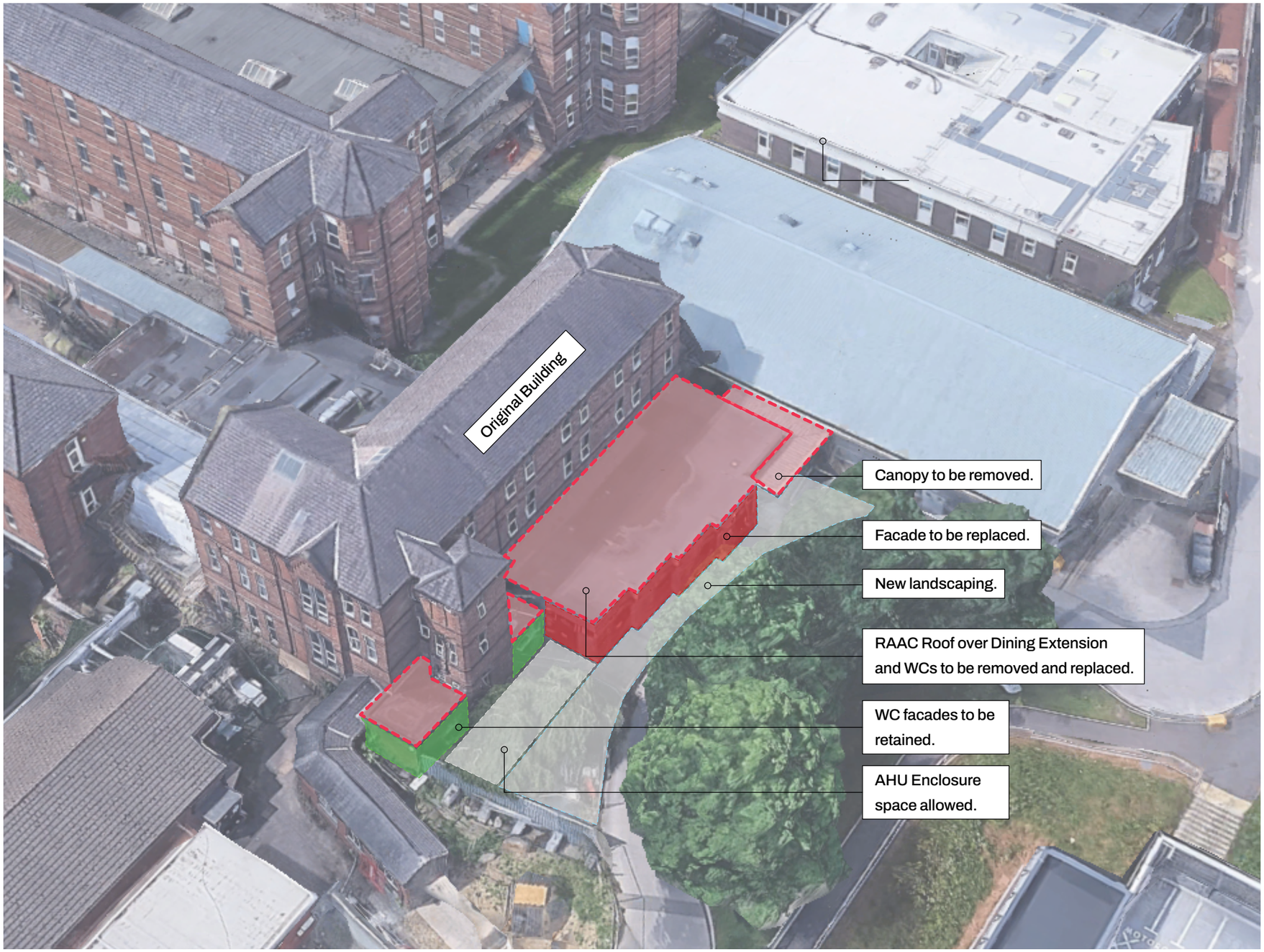
03 Description of Proposal

MPA

3.3 Breakdown of Works

Planning Considerations

This proposal falls under Permitted Development, and with increased intervention, this LDC is sought for the avoidance of doubt.



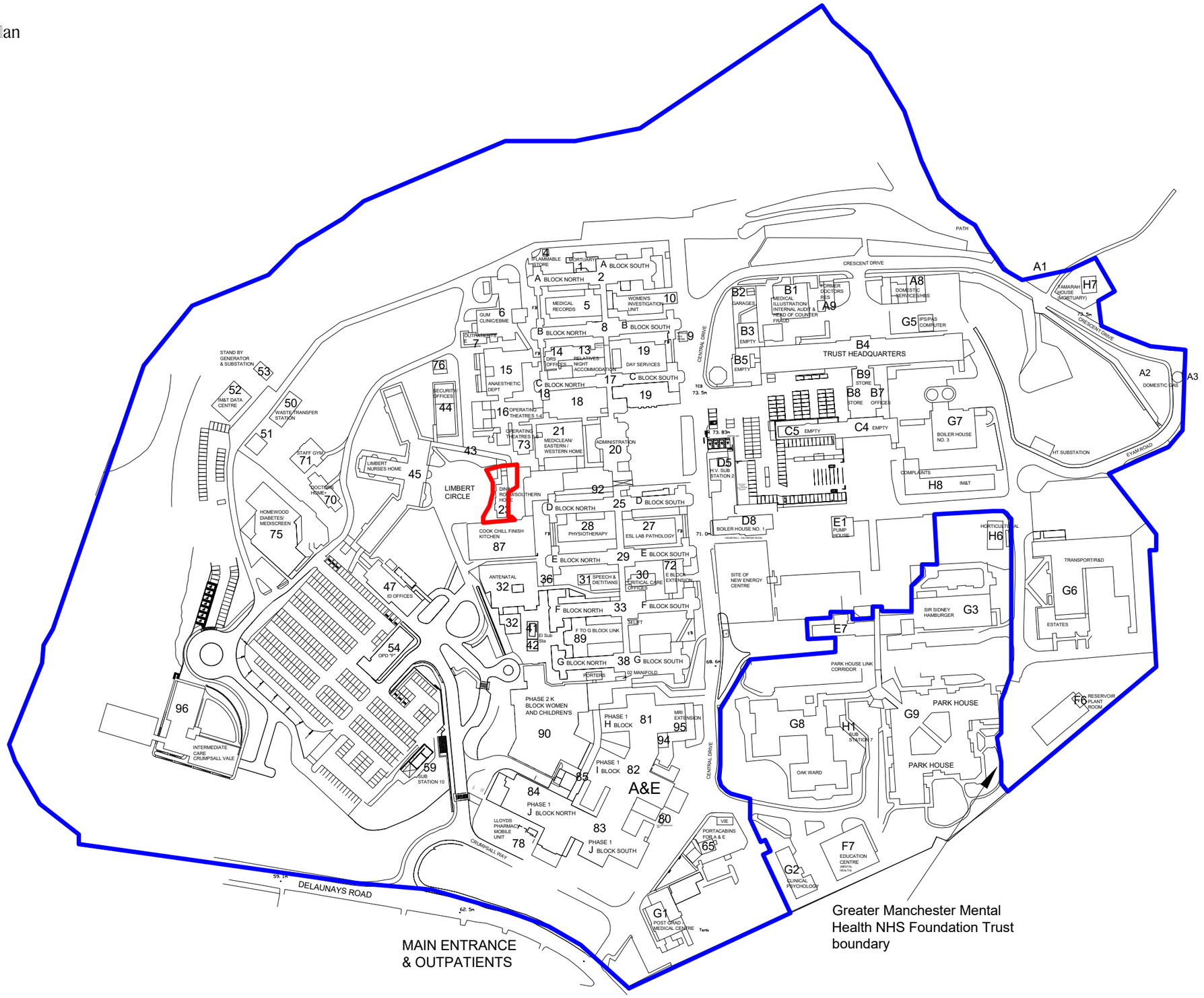
• Breakdown of Works - Aerial View

04 Drawings Submitted

MPA

4.1 Existing Drawings

4.1.1 Location Plan



- Drawing Ref *00001-P2-Location Plan*

04 Drawings Submitted

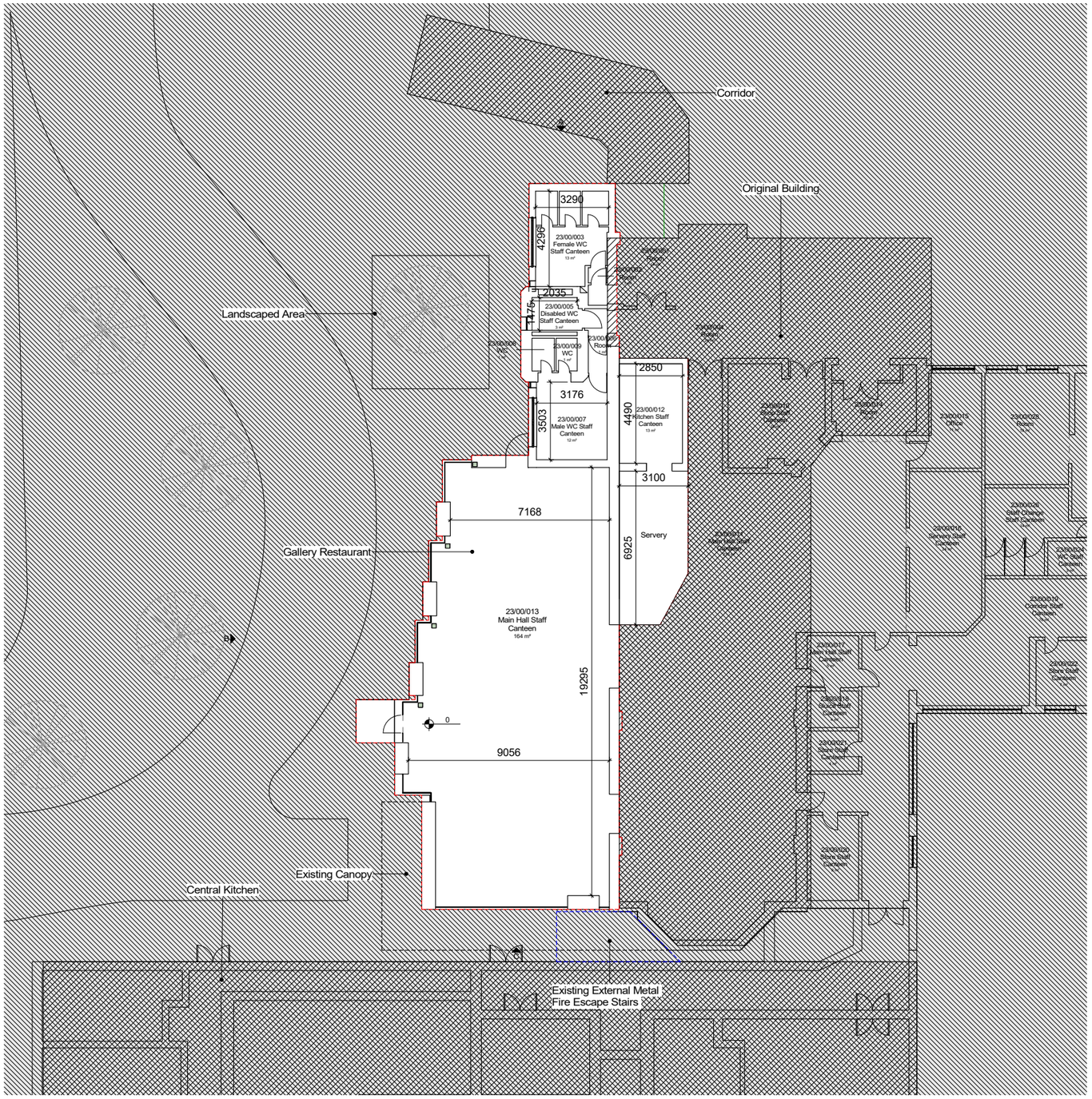
MPA

4.1 Existing Drawings

4.1.2 Existing Floor Plan

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.





Room Schedule - Existing

Number	Name	Area
23/00/003	Female WC Staff Canteen	13 m²
23/00/005	Disabled WC Staff Canteen	3 m²
23/00/006	Room	1 m²
23/00/007	Male WC Staff Canteen	12 m²
23/00/008	WC	1 m²
23/00/009	WC	1 m²
23/00/011	Main Hall Staff Canteen	210 m²
23/00/012	Kitchen Staff Canteen	13 m²
23/00/013	Main Hall Staff Canteen	164 m²
		419 m²

- Drawing Ref *00101-P2-Existing Ground Floor Plan*

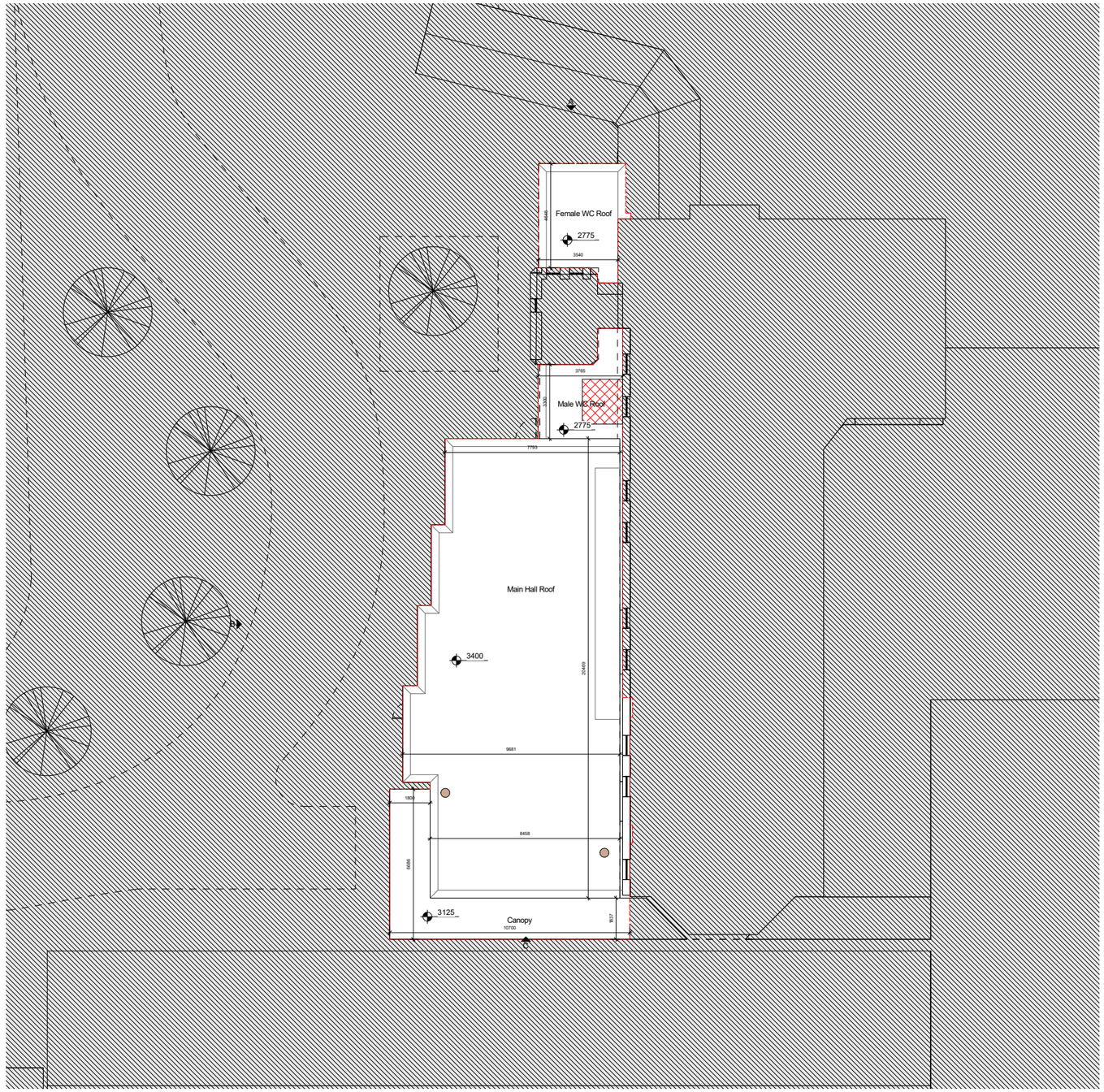
04 Drawings Submitted

MPA

4.1 Existing Drawings

4.1.3 Existing Roof Plan

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



General notes

- Extent of project scope of work
- Area not included in project scope of work
- Building fabric
- Structural frame
- Downspout
- Servery Extract

Existing Roof Area Schedule		
Mark	Comments	Area
Canopy	Metal Canopy	31 m²
Female WC Roof	RAAC Roof Construction	19 m²
Main Hall Roof	RAAC Roof Construction	178 m²
Male WC Roof	RAAC Roof Construction	17 m²

- Drawing Ref *00105-P2-Existing Roof Plan*

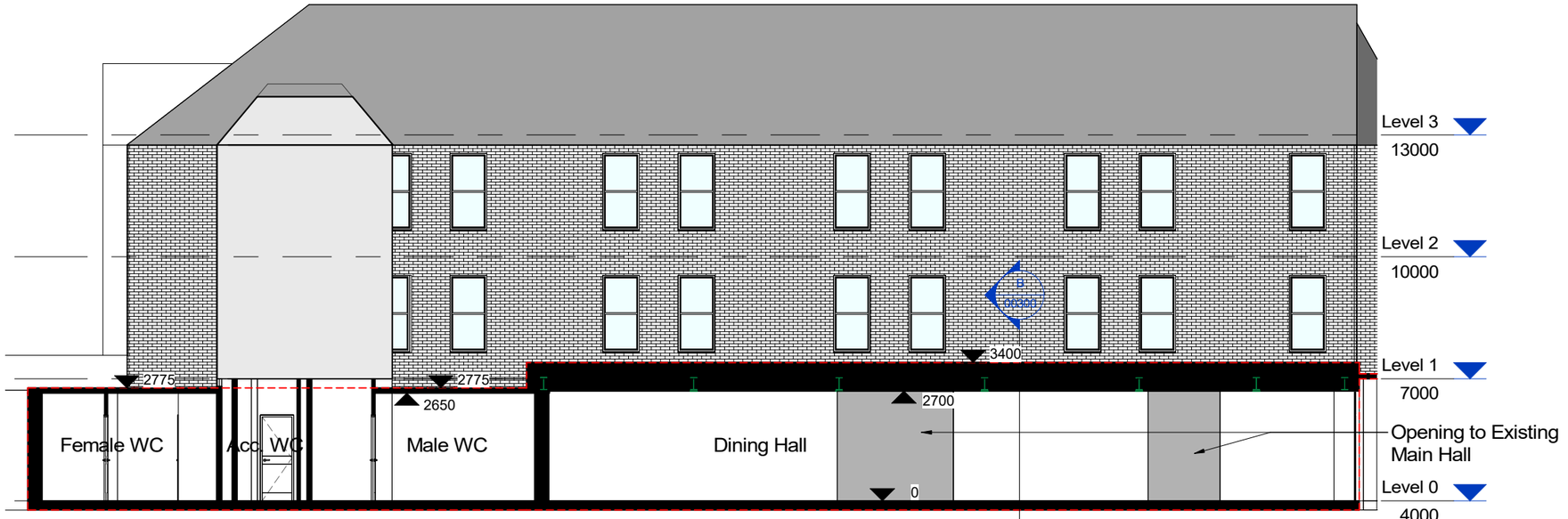
04 Drawings Submitted

MPA

4.1 Existing Drawings

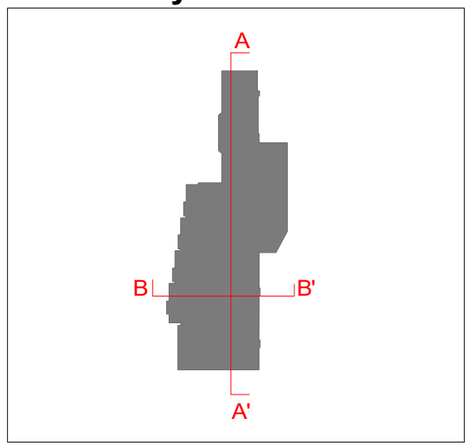
4.1.4 Existing Sections

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



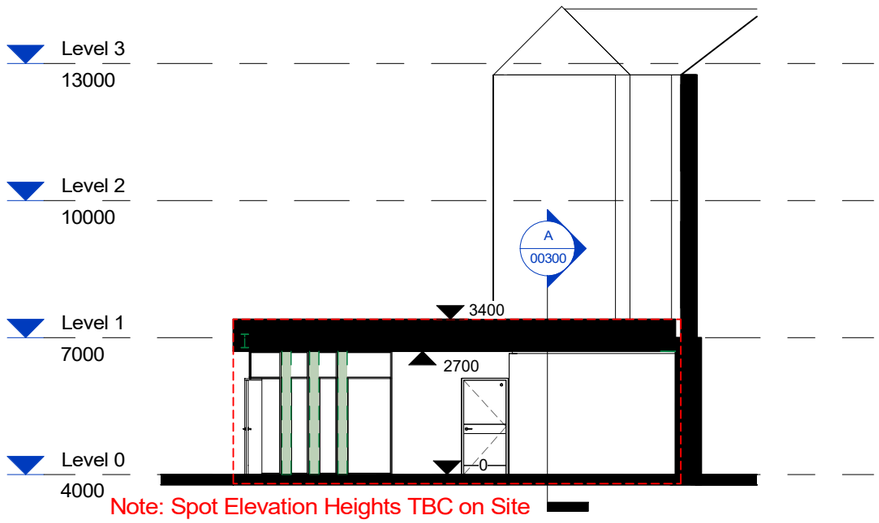
Section A-A'
1 : 100

Section Key



Key

------	Extent of project scope of work
▒▒▒▒▒	Structural Columns To Be Retained
I	Structural Beams To Be Retained



Section B-B'
1 : 100

• Drawing Ref *00300-P2-Existing Sections*

04 Drawings Submitted

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4.1 Existing Drawings

4.1.5 Existing Elevations

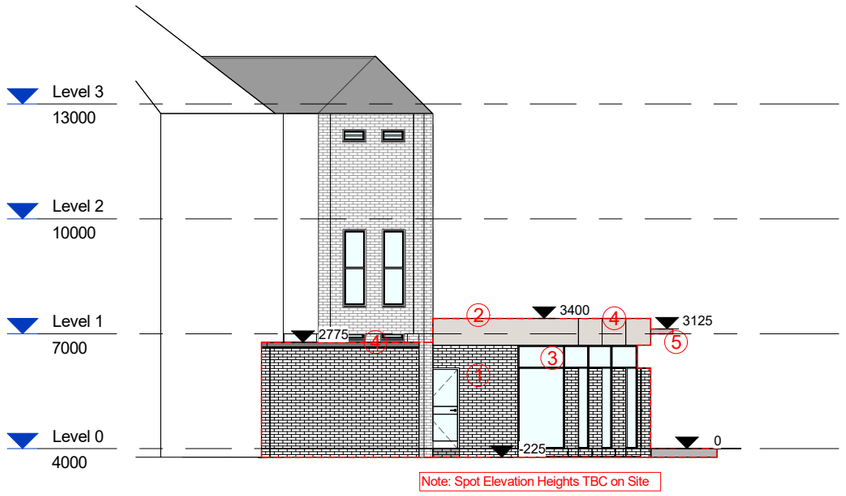
Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



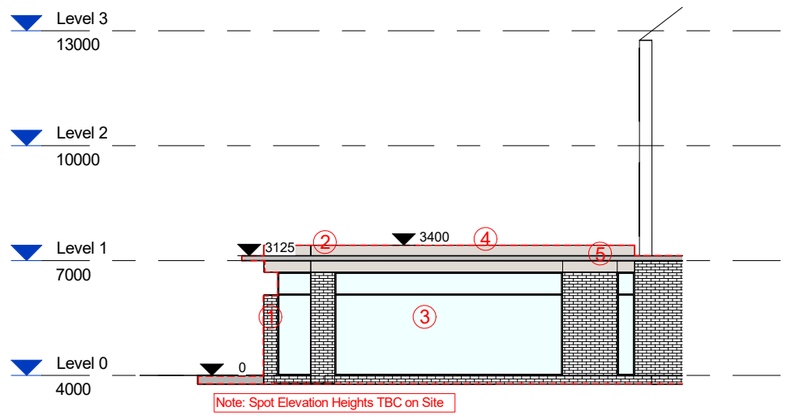
Existing Elevation - B
1 : 100

Key

------	Extent of project scope of work
1	Brick
2	Pebble Dash
3	Glazing
4	RAAC Roof
5	Metal Canopy



Existing Elevation - A
1 : 100



Existing Elevation - C
1 : 100

• Drawing Ref *00200-P2-Existing Elevations*

04 Drawings Submitted

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4.2 Demolition Drawings

4.2.1 Demolition Plan

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.

Notes

Dining Extension
- Remove existing RAAC roof construction.
- Remove existing roof coverings and roof structure as required for replacement roof.
- Remove existing external glazing and façade system.
- Strip out affected mechanical and electrical services associated with the RAAC replacement works.
- Remove existing kitchen extract fans and associated ductwork.
- Remove ceilings and ceiling tiles.
- Remove floor finishes (existing vinyl flooring).
- Remove doors where replacement is required.
- Remove wall finishes locally where required for new works and redecoration.

Kitchen & Servery
- Remove existing fire suppression system.
- Remove food preparation equipment where reconfiguration is required.
- Remove existing food preparation fire suppression system.
- Remove existing floor finishes.
- Remove existing wall finishes where affected.
- Remove existing ceiling finishes and ceiling tiles.
- Remove existing extract ventilation systems and associated ductwork requiring upgrade/replacement.

Toilet Block (Male, Female and Acc. WC)
- Remove existing RAAC roof construction.
- Remove existing sanitaryware.
- Remove existing cubicles and partitions.
- Remove existing doors.
- Remove ceiling finishes, light fittings and extract grilles.
- Remove floor finishes.
- Remove wall finishes.
- Remove existing mechanical extract ventilation serving Male WC.
- Remove and alter domestic water services and drainage connections as required.

External Works
- Remove existing canopy.
- Remove landscape areas locally where required for new external works.

Fire, Electrical and Public Health
- Remove existing general lighting for replacement with new lighting throughout.
- Remove existing small power accessories and outlets where replacement is required.
- Remove existing fire alarm devices where necessary to accommodate the upgraded fire alarm installation.



General notes
- Extent of project scope of work
- Area not included in project scope of work
- Building fabric
- Structural frame
- Matchline
- Structural Beams to be retained
- Structural Columns to be retained

Demolition
- Existing floor finishes to be demolished
- Existing partitions, wall finishes, bulkheads, fittings (including doors) to be demolished
- Remove non-compliant clinical sanitaryware
- Existing elements to be demolished

- Drawing Ref *01110-P2-Demolition Plan*

04 Drawings Submitted

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4.2 Demolition Drawings

4.2.2 Demolition Roof Plan

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Notes

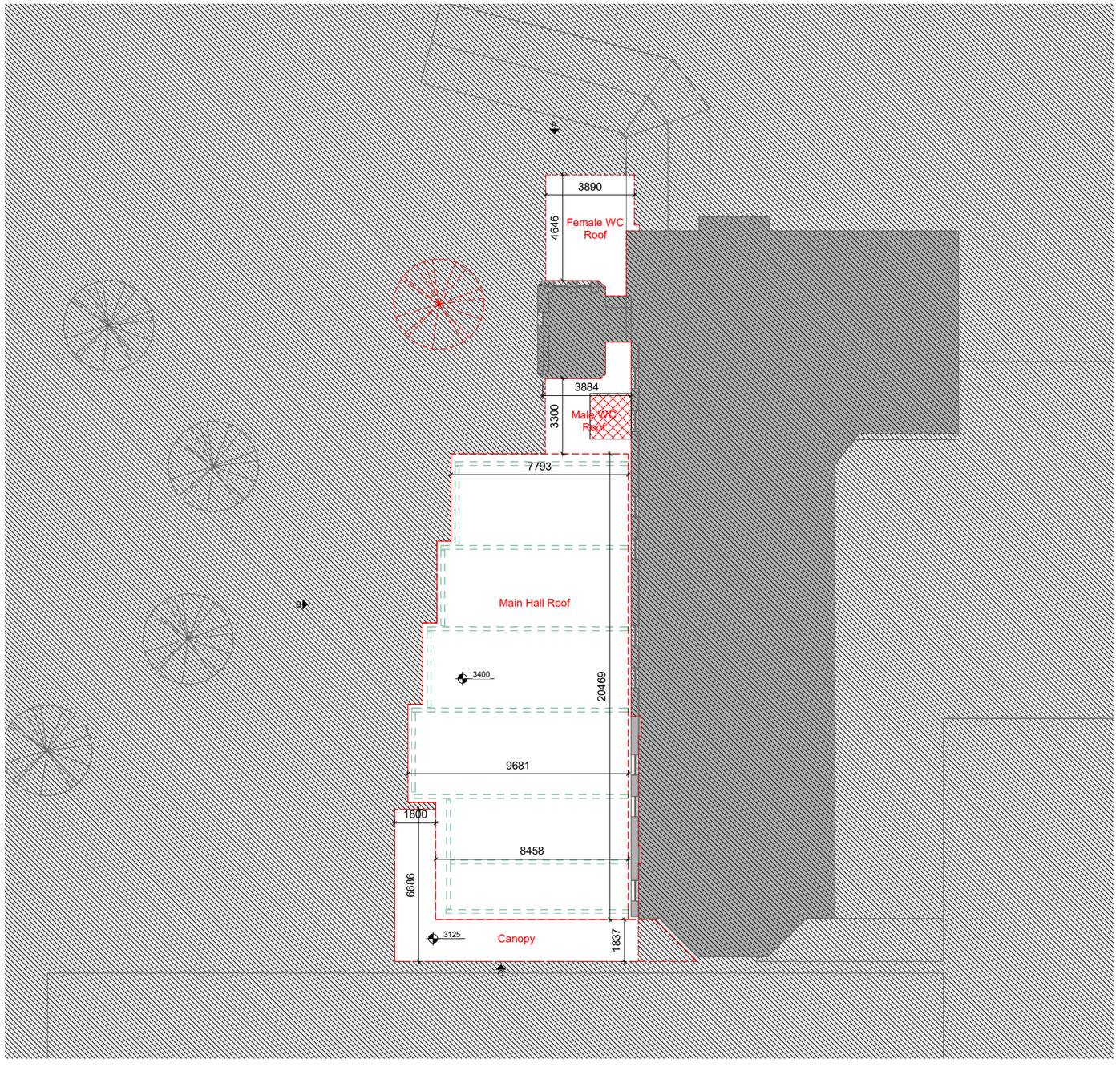
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External Works
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Fire, Electrical and Public Health
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General notes
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- Area not included in project scope of work
- Building fabric
- Structural frame
- Matchline
- Structural Beams to be retained
- Structural Columns to be retained

Demolition
- Existing floor finishes to be demolished
- Existing partitions, wall finishes, bulkheads, fittings (including doors) to be demolished
- Remove non-compliant clinical sanitaryware
- Existing elements to be demolished

• Drawing Ref *01113-P2-Demolition Roof Plan*

04 Drawings Submitted

MPA

4.2 Demolition Drawings

4.2.3 Demolition Sections

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Notes

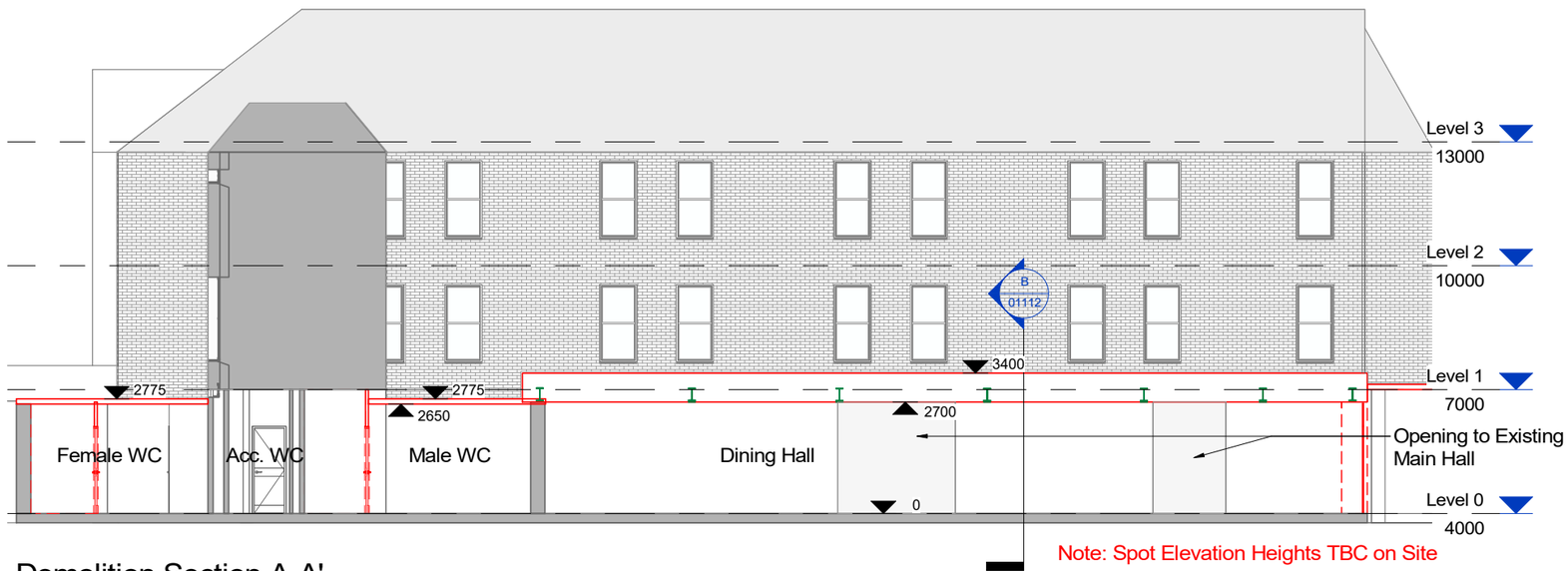
Dining Extension
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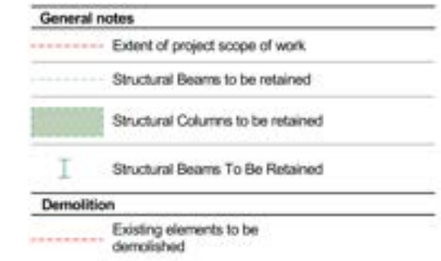
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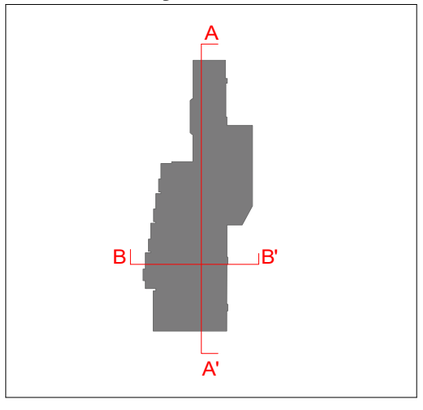
Fire, Electrical and Public Health
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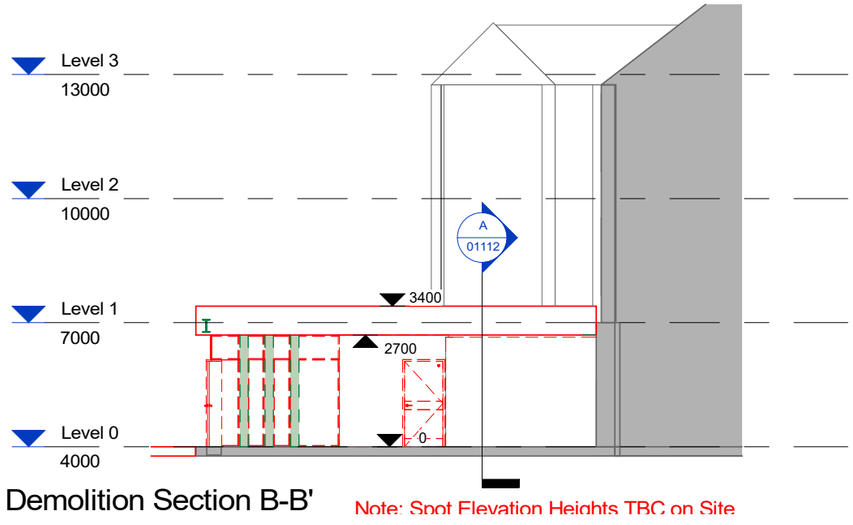


Demolition Section A-A'
1 : 100



Section Key





Demolition Section B-B'

- Drawing Ref *01112-P2-Demolition Sections*

04 Drawings Submitted

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4.2 Demolition Drawings

4.2.4 Demolition Elevations

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Notes

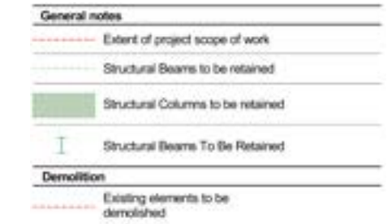
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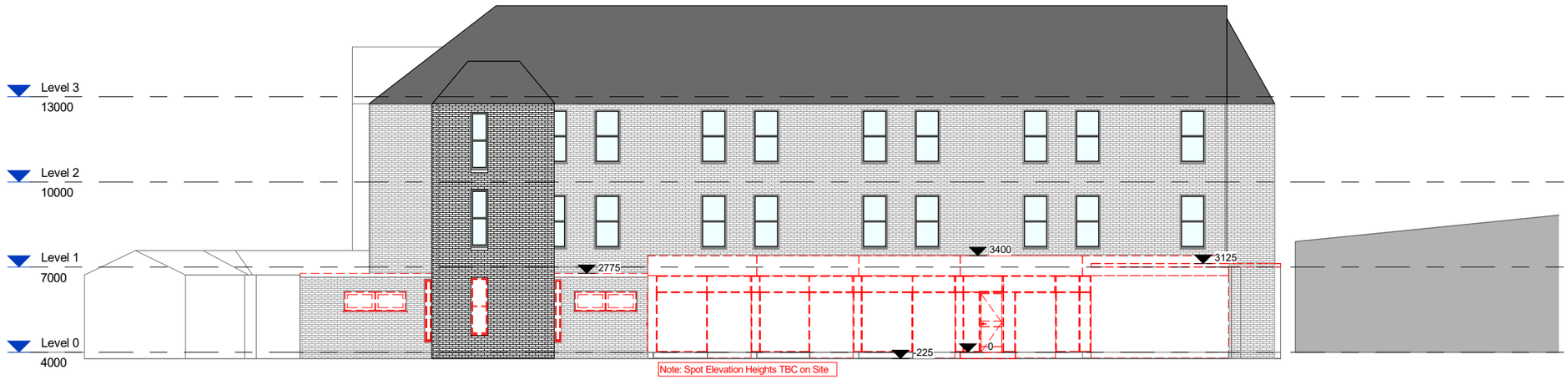
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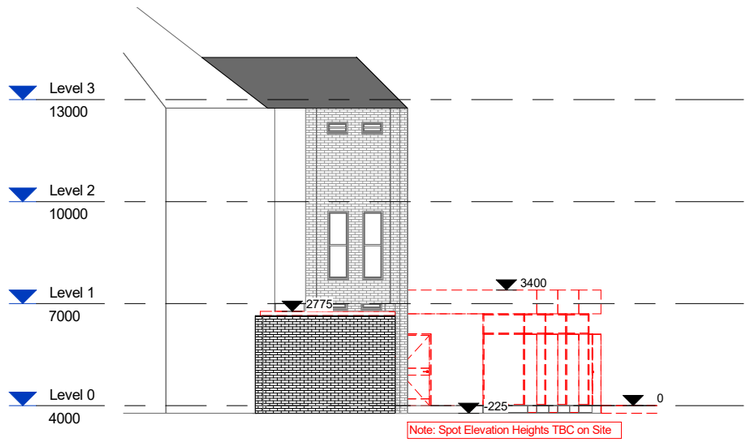
External Works
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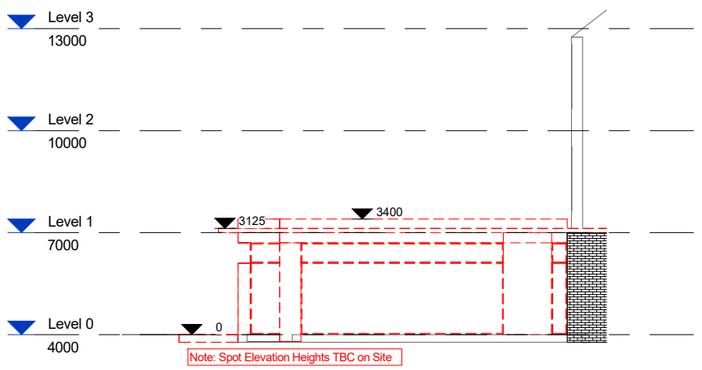




Demolition Elevation - B



Demolition Elevation - A



Demolition Elevation - C

- Drawing Ref *01111-P2-Demolition Elevations*

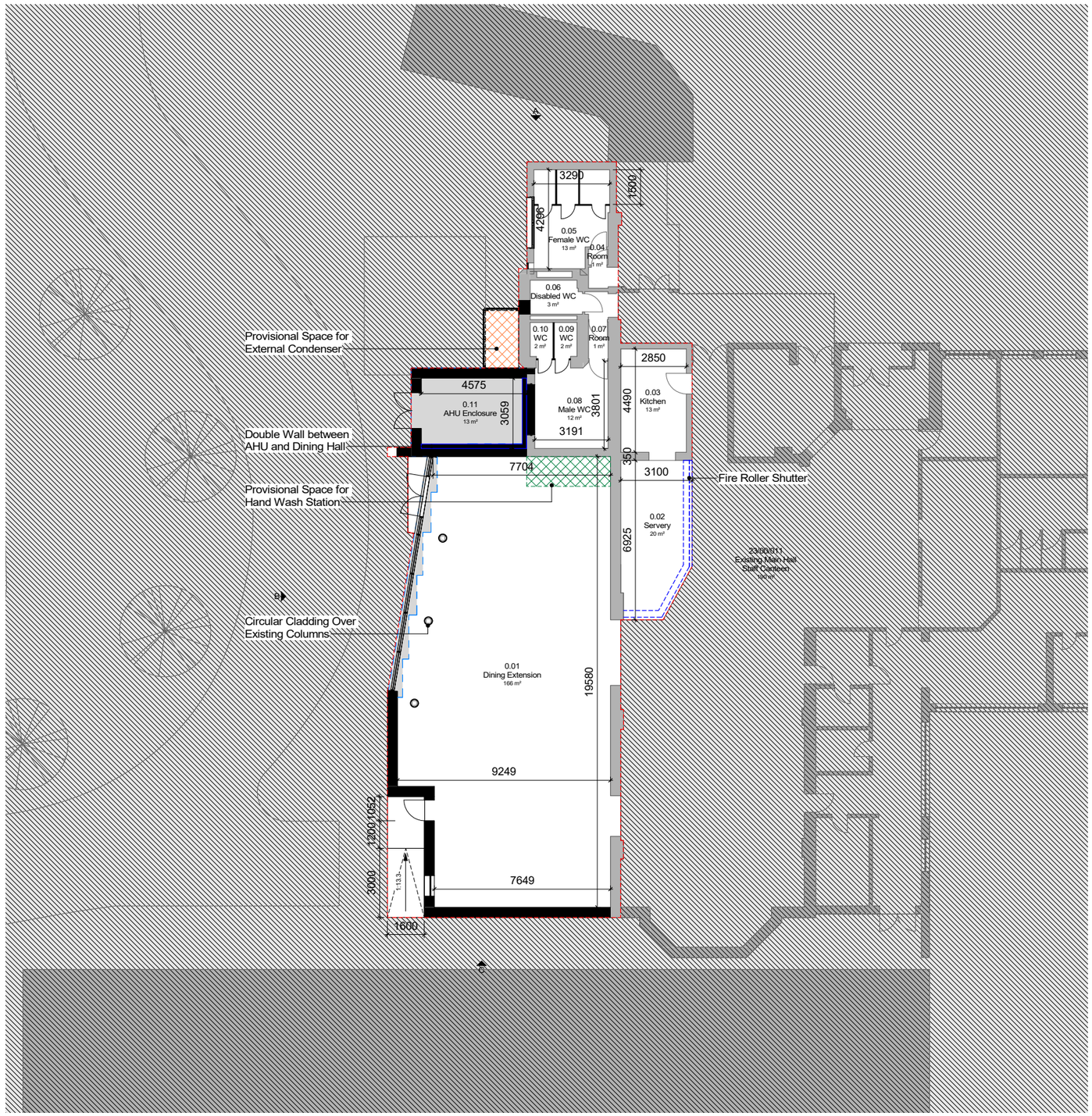
04 Drawings Submitted

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4.3 Proposed Drawings

4.3.1 Proposed Floor Plan

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



General notes

- Extent of project scope of work
- Area not included in project scope of work
- Building fabric
- Existing Walls
- Proposed Walls / Infills
- Proposed Flooring Extension

Room Schedule - Proposed

Number	Name	Area
0.01	Dining Extension	166 m²
0.02	Servery	20 m²
0.03	Kitchen	13 m²
0.04	Room	1 m²
0.05	Female WC	13 m²
0.06	Disabled WC	3 m²
0.07	Room	1 m²
0.08	Male WC	12 m²
0.09	WC	2 m²
0.10	WC	2 m²
0.11	AHU Enclosure	13 m²
23/00/011	Existing Main Hall Staff Canteen	190 m²
		435 m²

- Drawing Ref *01101-P2-Proposed Floor Plan*

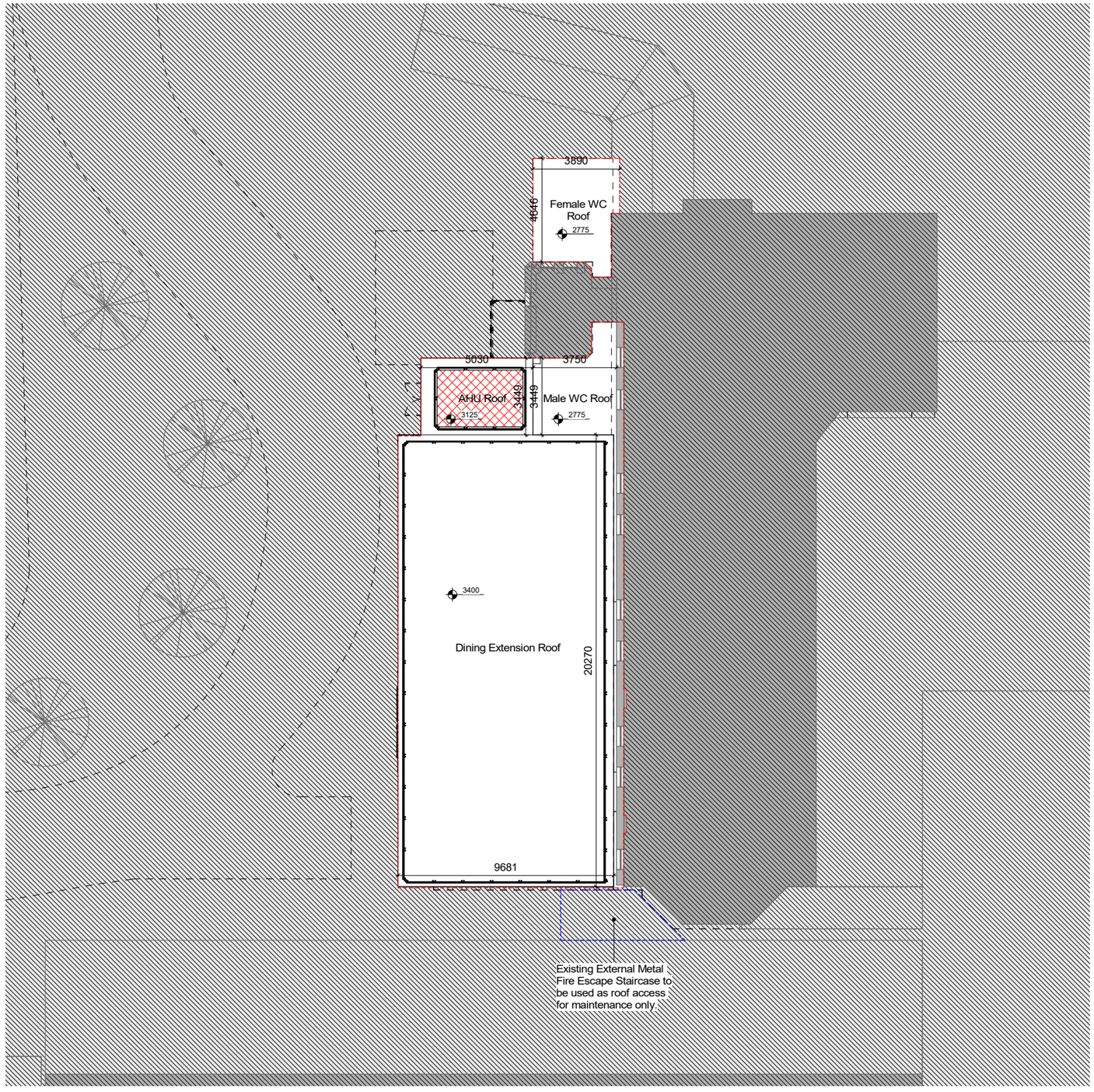
04 Drawings Submitted

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4.3 Proposed Drawings

4.3.2 Proposed Roof Plan

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



Proposed Roof Area Schedule		
Mark	Comments	Area
AHU Roof	Composite or Traditional Roof Type TBC	17 m²
Female WC Roof	Composite or Traditional Roof Type TBC	17 m²
Main Dining Hall Roof	Composite or Traditional Roof Type TBC	196 m²
Male WC Roof	Composite or Traditional Roof Type TBC	15 m²

General notes

- Extent of project scope of work
- Area not included in project scope of work
- Building fabric

- Proposed Servery Extract
- Proposed Acoustic Screen and Edge Protection

• Drawing Ref *01102-P2-Proposed Roof Plan*

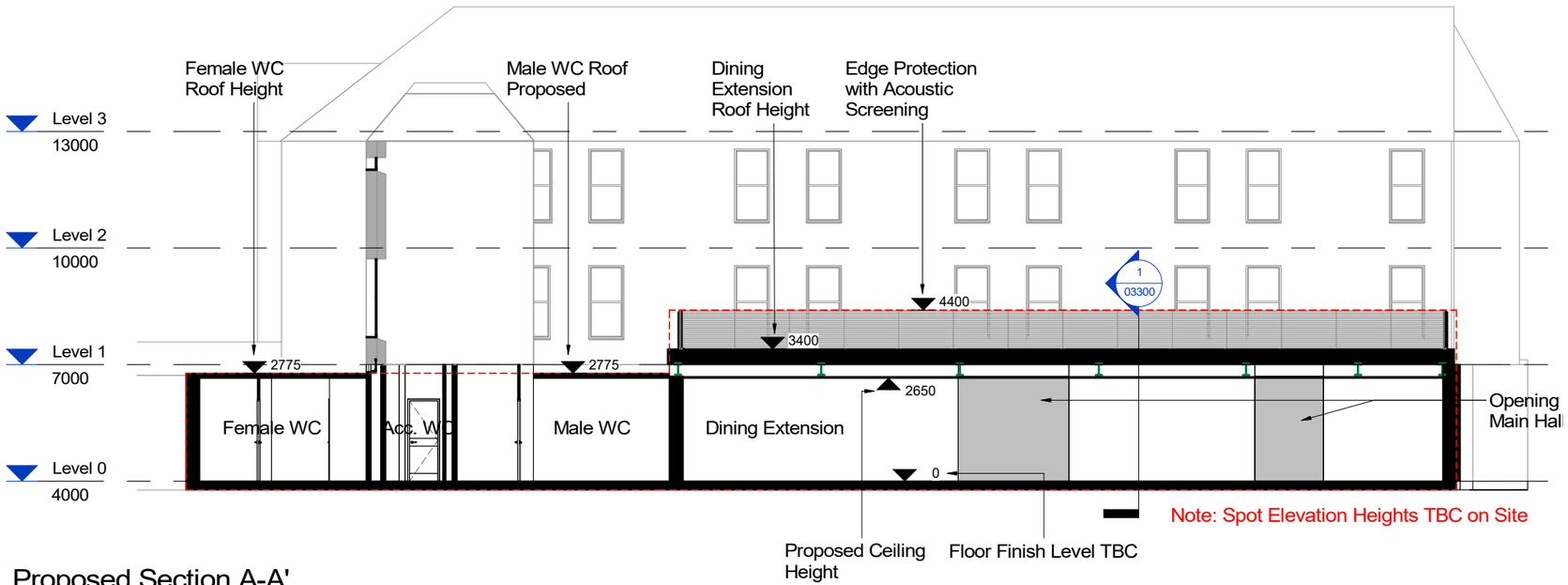
04 Drawings Submitted

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4.3 Proposed Drawings

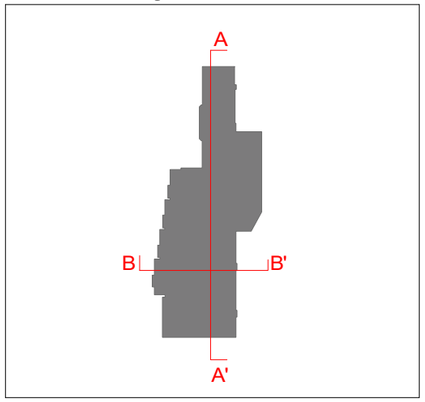
4.3.3 Proposed Sections

Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



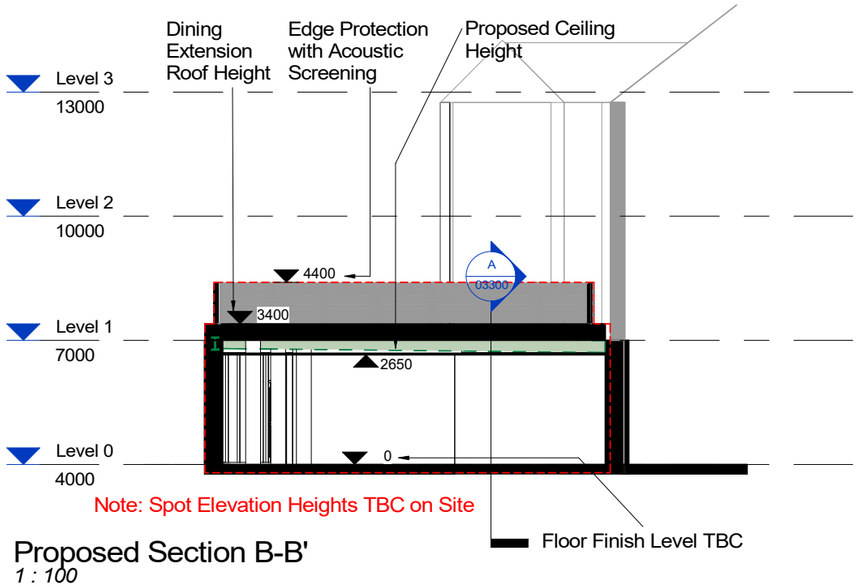
Proposed Section A-A'
1 : 100

Section Key



Key

	Extent of project scope of work
	Structural Columns To Be Retained
I	Structural Beams To Be Retained



Proposed Section B-B'
1 : 100

- Drawing Ref *03300-P2-Proposed Sections*

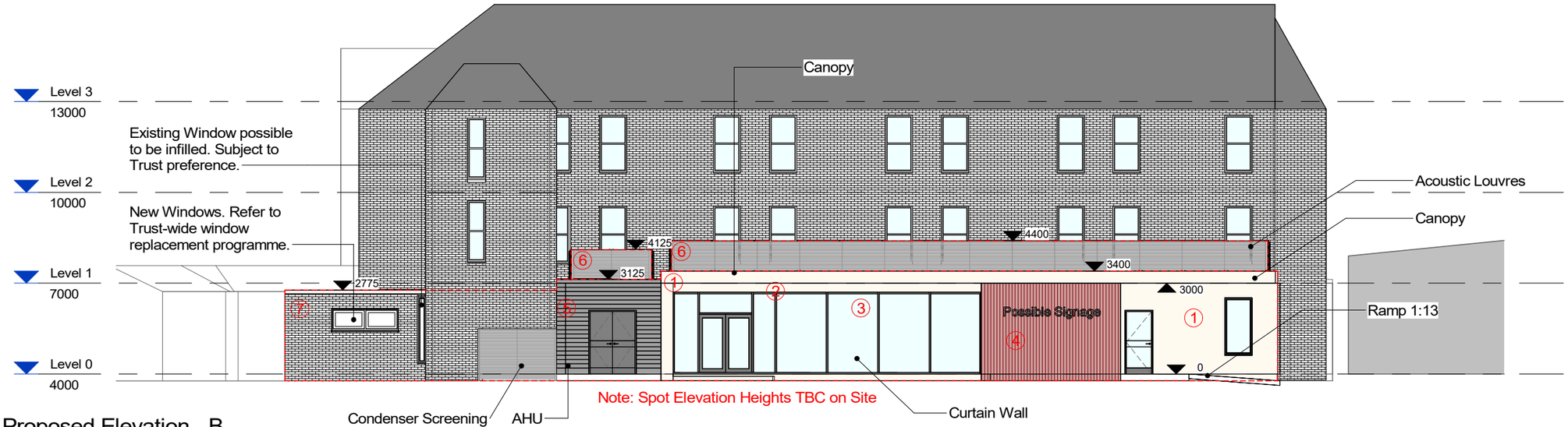
04 Drawings Submitted

MPA

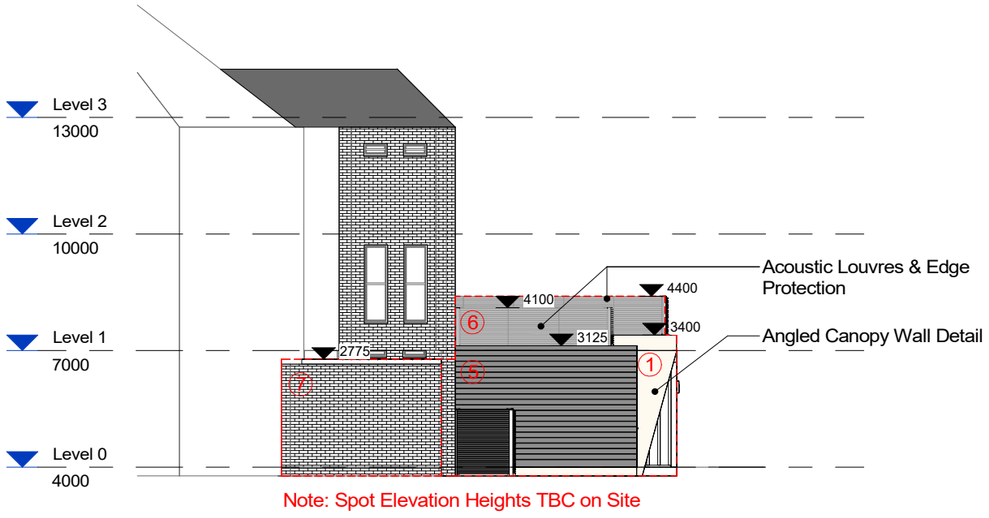
4.3 Proposed Drawings

4.3.4 Proposed Elevations

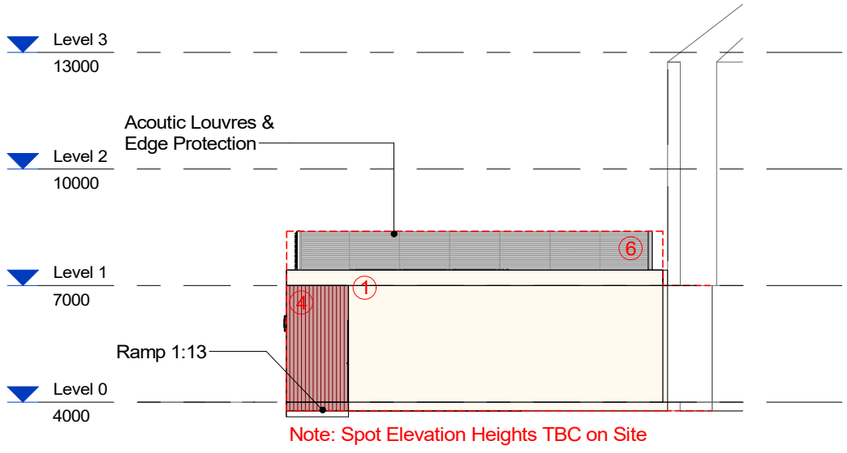
Dimensions shown are indicative only and subject to verification upon completion of the measured survey.



Proposed Elevation - B
1 : 100



Proposed Elevation - A
1 : 100



Proposed Elevation - C
1 : 100

Key

------	Extent of project scope of work
1	Concrete Effect Cladding
2	Dark Aluminium Frames
3	Glazing
4	Ceramic Baguettes
5	Horizontal Aluminium Rainscreen Cladding
6	Aluminium Acoustic Louvres
7	Existing Brick

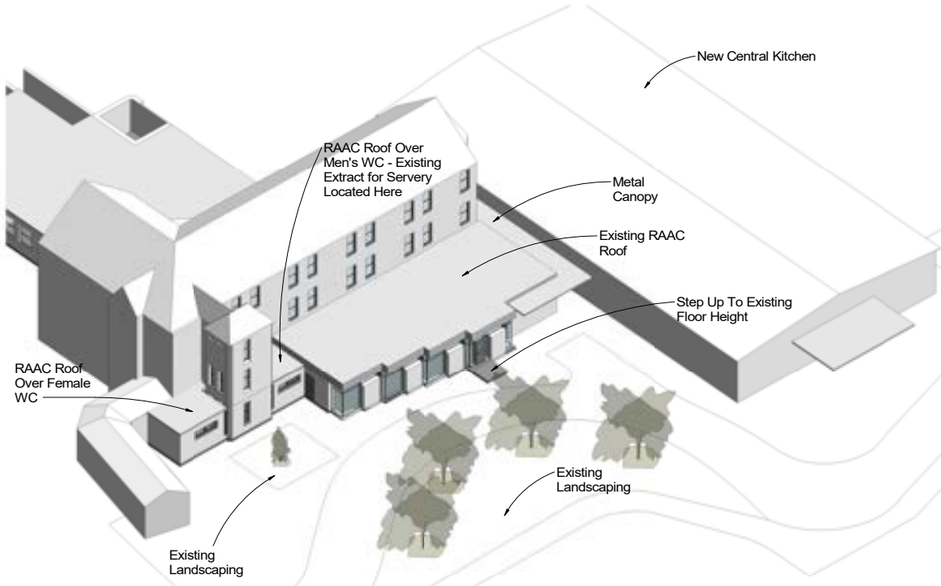
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04 Drawings Submitted

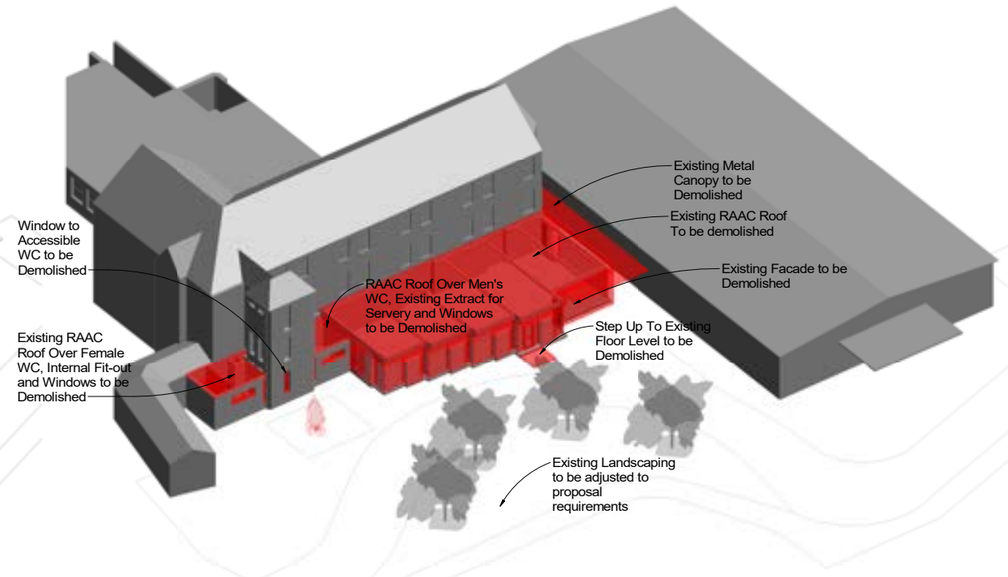
MPA

4.4 3Ds

4.4.1 Sketch Phasing



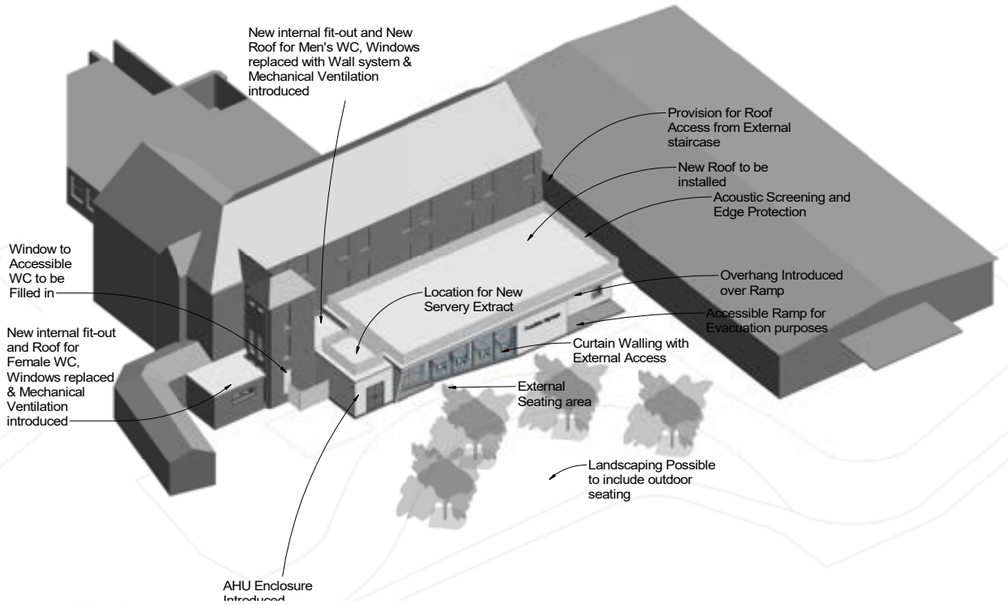
3D - Existing



3D - Demo



3D - Retained Structure



3D - Proposed

- Drawing Ref *09000-P2-Diagramatic 3D Phase Views*

05 Summary

This report sets out the proposed RAAC roof removal and associated upgrade works under permitted development.

The works ensures patient/staff/visitor safety in the Gallery Restaurant at North Manchester General Hospital, removing the existing risk of RAAC structural failure and improving the spaces' ventilation and extract systems.

The improvements to the building fabric are also included to support the new replacement roof structures whilst upgrading the facade of the restaurant, modernising and improving the visual identity of the hospital restaurant.

The proposal largely stays within the constrained area of the existing footprint due to the reuse of the building's existing structural frame. The roof area has been carefully arranged to work with the existing building, plant, structure and maintenance access routes.

Materials and finishes have been selected to align with the existing brick building, modernising the restaurant's facade in a respectful manner.

Contact Us

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