



Whitefield Library Refurbishment

Design & Access Statement

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Gilling Dod

Document Control

Project Name: Whitefield Library Refurbishment

Project Code: 9113-001

Client: NHS Property Services

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Design & Access Statement

SITE ADDRESS

Whitefield Library
Pinfold Lane
Whitefield
Manchester
M45 7NY

PROPOSED WORKS

Refurbishment of Whitefield Library to deliver a Primary Care GP Surgery

CLIENT

NHS Property Services

DESIGN TEAM

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

Gilling Dod Architects
Gilling Dod Interior Design
Curtins Consulting
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 refurbishment of Whitefield library. 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 the refurbishment of Whitefield Library to create a new Primary Care GP Surgery. The new GP surgery will provide 9 consult/exam room and 2 treatments rooms to increase the number of patients being seen and reduce waiting times

The project also includes external works to create better access to the main and staff entrances and increase parking provisions.

Client Information

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

Due to the current lease at the Uplands Medical practice on New Bury Road approaching its end, and the existing building requiring major refurbishments, NHS property services started enquiring into alternative locations for the practice.

The proposed solution is to refurbish the redundant 1960's Library on Pinfold Lane to develop a new Primary Care practice.



Part 2.

Site Context



2.1 Site & Context

Location

The proposed site (Site A) is located on Pinfold Lane in the district of Whitefield, Manchester and benefits from excellent transport links via road and rail.

The existing GP surgery, Uplands Medical Practice (Site B) is located 0.2 miles north of the site on Bury New Road.

Transport Links

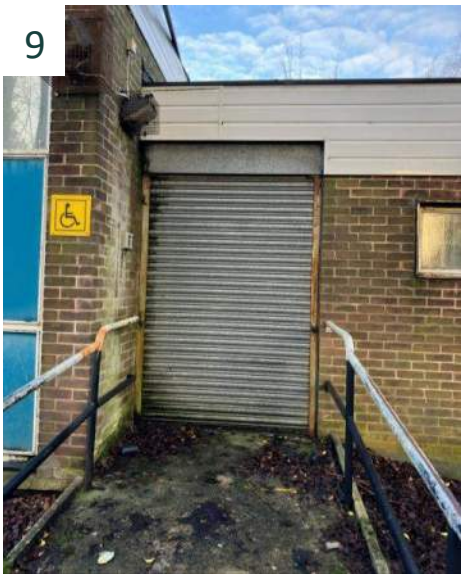
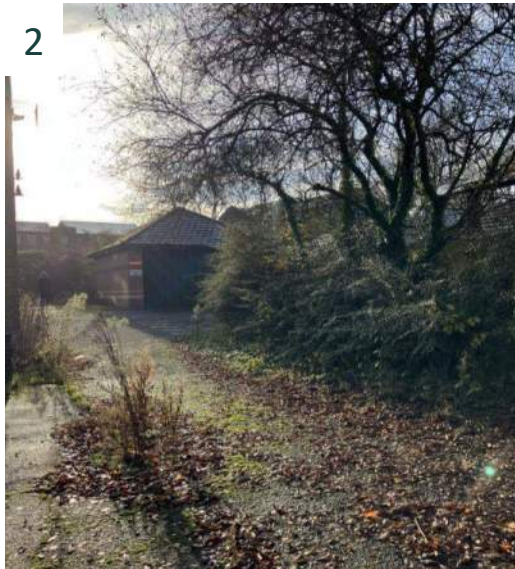
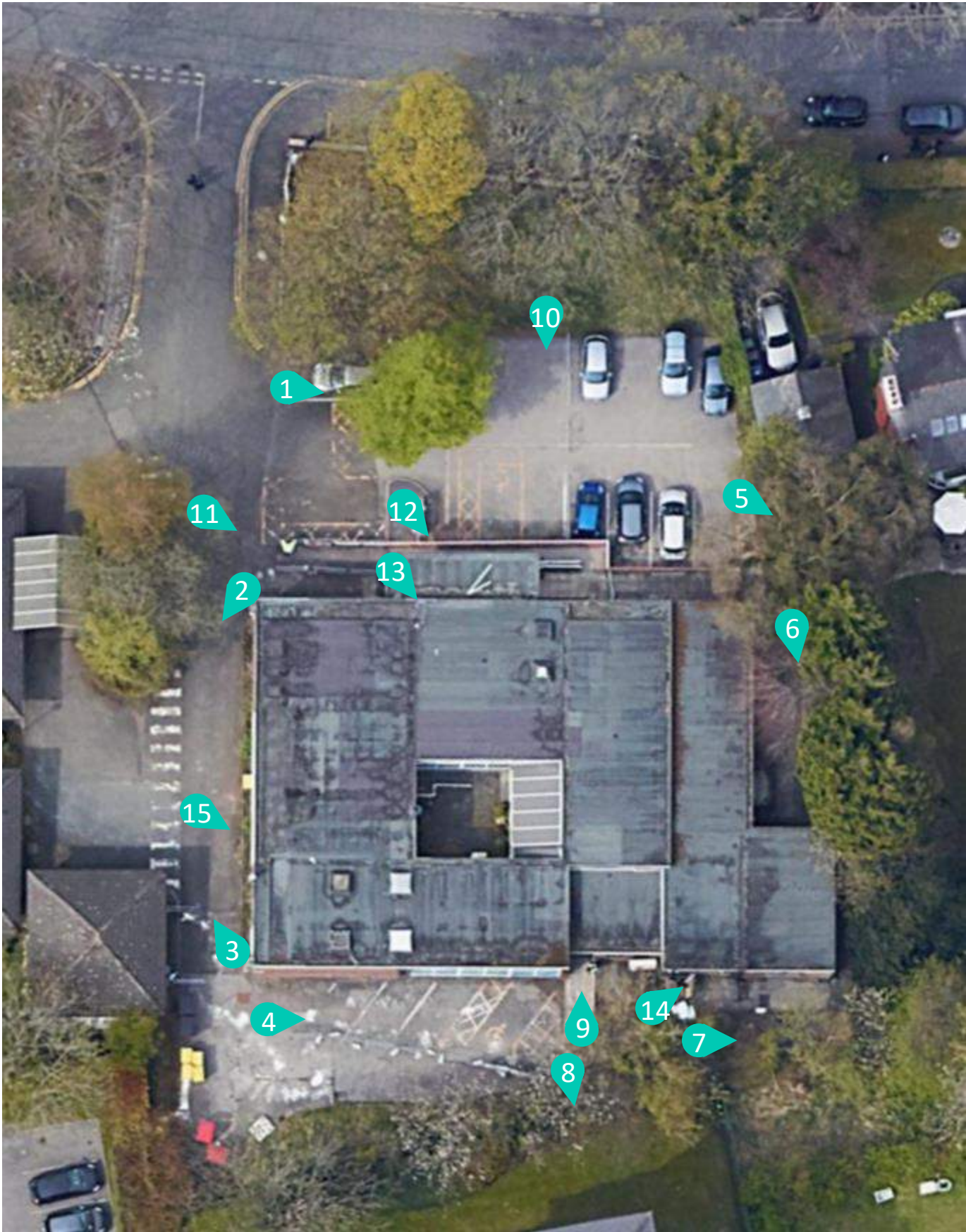
- The site lies just off the A665 running through the centre of Whitefield
- 0.1 miles from the A56 which links to neighbouring towns
- 0.7 miles from junction 17 on the M60
- Tram Stop 0.5 miles north of the site which serves Altrincham and Bury

Bus Stops

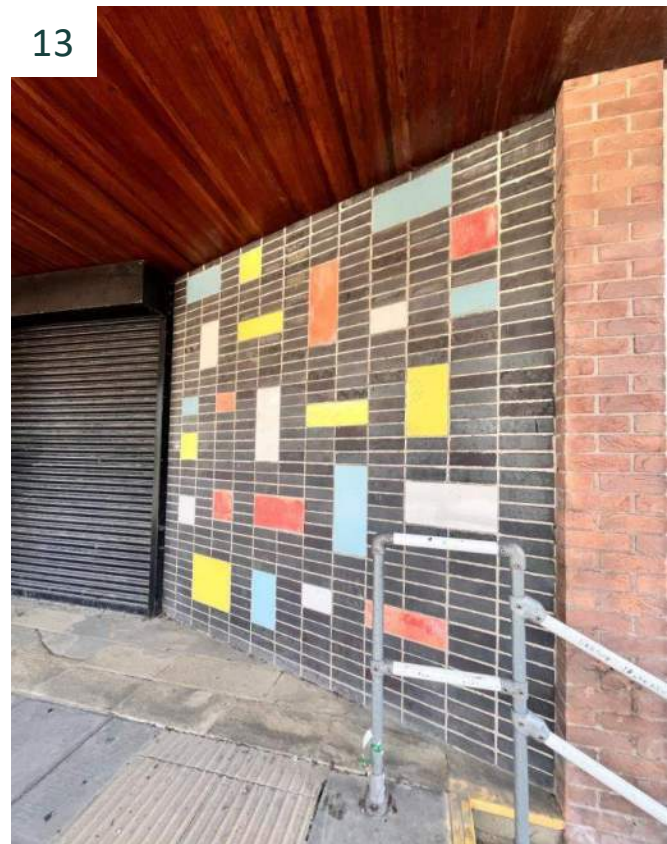
Bus stops to the east, south and west on Bury New Road, Higher Lane & Park Lane are within 0.2 miles of the site reaching Ainsworth, Heaton Park, Bury, Farnworth, Unsworth, Piccadily Gardens, Shudehill and Bradley Fold.



2.2 Existing Site Photographs



2.2 Existing Site Photographs



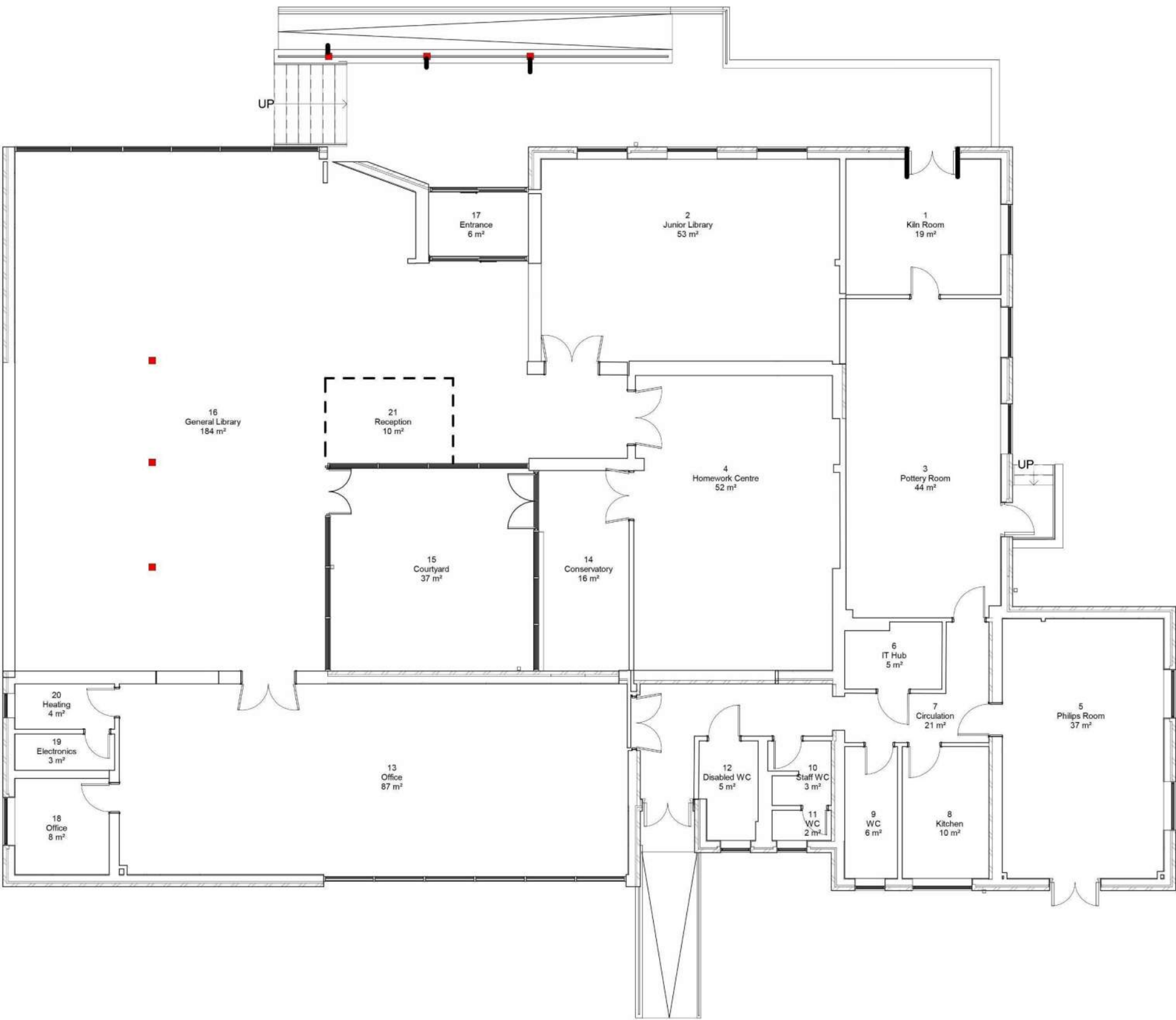
2.3 Existing GA Plan

Existing General Arrangement

The existing building operated as Whitefield Library until its closure in 2017. Although it was briefly used as a COVID-19 vaccination centre from October 2020 to September 2022 it has since remained vacant.

The original building consisted of larger open plan rooms positioned around a central external courtyard; the large rooms consisted of a general library, junior library, homework centre and office. Over time the building has been subject to additional extensions to the east which provided smaller rooms including a pottery and kiln room, office, IT Hub and Kitchen.

As the building has now stood empty for several years, it is proposed that the aging building is given a new lease of life to provide improved GP Surgery accommodation for the local area.



2.4 Existing Site Plan



2.5 Site Analysis

After completing searches, it is confirmed that there are no trees on site or adjacent to the site affected by a TPO.

However, a memorial tree sits within the boundary of the site which is to be retained.



2.6 Site Access

Access for vehicles and pedestrians to the site is from Pinfold lane.

This driveway also provides access to the neighbouring now vacant day centre to the west. The day centre site is subject to future development with the possibility of becoming a residential site.

- Key:
-  Proposed Site
 -  Vacant Day Centre Site
 -  Vehicle Access Roads
 -  Vehicular Access Point into Site
 -  Pedestrian Access
 -  Key Entrance to Building



Part 3.

Proposed Design



3.1 Project Overview & Brief

The Brief

Following an initial feasibility by others, Gilling Dod were appointed to develop a refurbishment scheme to deliver a Primary Care GP facility to allow for the relocation of the existing Uplands Medical Practice to a building designed to meet current standards. The GP facility needed to include 9No consult/exam rooms, 2No treatment rooms, reception/wait, clinical support & staff/admin rooms with car parking provided on site within the red line boundary.

The practice is proposed to operate 6 days a week between the hours of:

- 8am–8pm weekdays which exceeds the current opening times of 8am–6:30pm
- 10am–5pm Saturday

The design has been developed in response to user group feedback, following guidance provided in the HBNs/HTMs, the NHS Property Services Standard Health Design Standards, and the information gathered from building surveys carried out in December 2024.



3.2 Proposed General Arrangement

Proposed General Arrangement

The general arrangement of the Whitefield GP Surgery 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 GP Surgery will provide 9no Consult rooms and 2no 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 practice also includes a meeting room for seminar style learning which has a folding partition connecting to the staff rest which allows for a larger gathering space with beverage making facilities.

A designated reception and waiting area also include a space for a children's play area and a diagnostic health hub for measuring patients' height, weight and blood pressure before an appointment.

Two admin offices and a practice managers office are also provided. Support facilities include two storerooms, cleaner's room and dirty utility as well as a comms room and plant room.

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

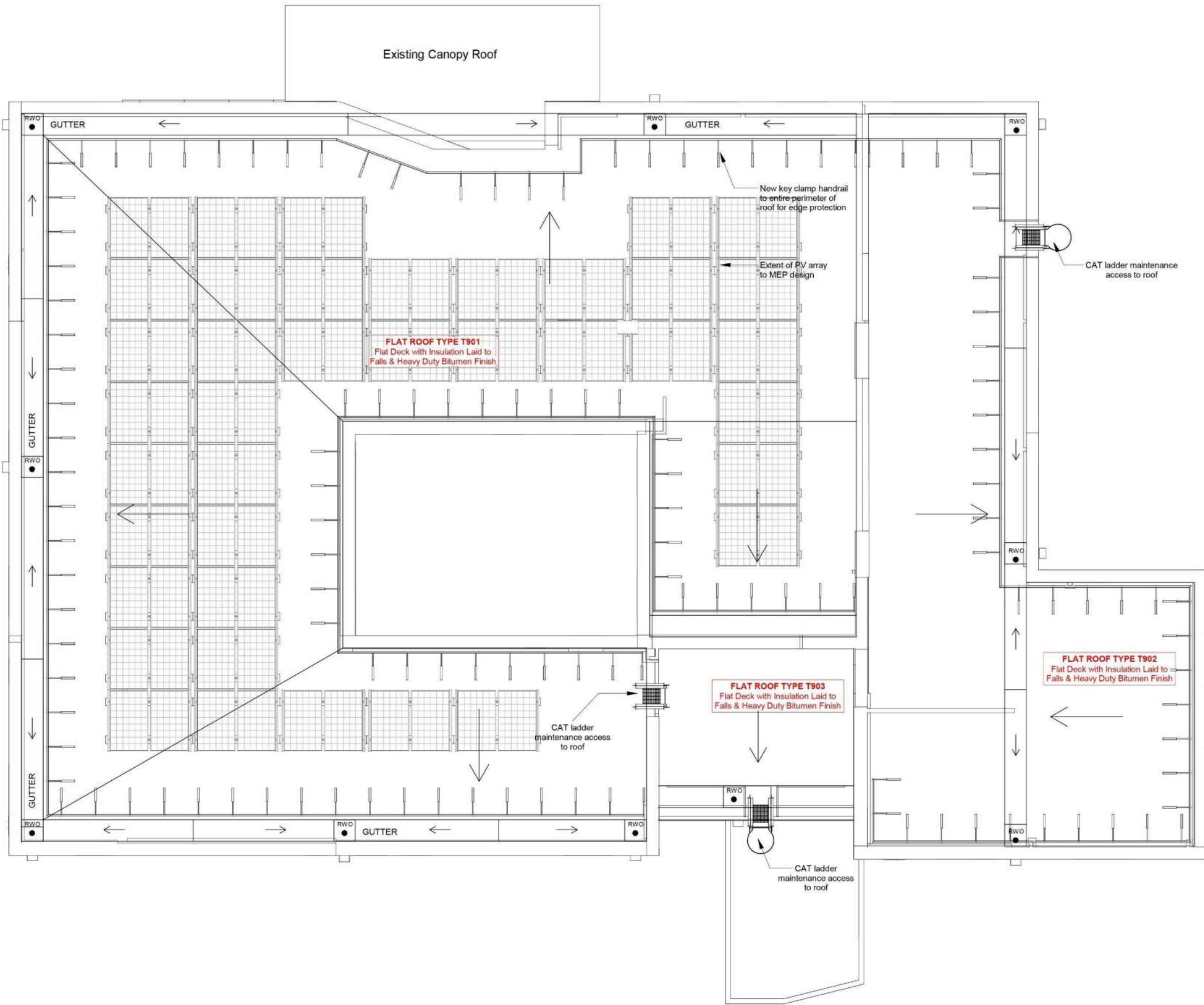
Proposed Roof Plan

As part of the sustainability strategy & to meet Part L targets, PV panels are proposed to be installed on roof.

Primary access to the roof sits at the rear of the building within the plant compound with a secondary egress ladder positioned on the east side of the building leading round to the main entrance.

Due to the multiple of roof levels, a ladder has been introduced between roof 1 and roof 3.

All existing RWP are to be replaced, with additional ones proposed to improve drainage



3.4 Schedule of Accommodation

Clinical Spaces

V1.00.012	Consult/Exam Room	13 m ²
V1.00.013	Consult/Exam Room	12 m ²
V1.00.014	Consult/Exam Room	16 m ²
V1.00.015	Consult/Exam Room	16 m ²
V1.00.016	Consult/Exam Room	15 m ²
V1.00.018	Consult/Exam Room	14 m ²
V1.00.019	Consult/Exam Room	14 m ²
V1.00.032	Treatment Room	18 m ²
V1.00.033	Treatment Room	17 m ²
V1.00.034	Consult/Exam Room	15 m ²
V1.00.035	Consult/Exam Room	14 m ²

Clinical Support

V1.00.020	Clean Store	7 m ²
V1.00.021	Store	5 m ²
V1.00.029	Cleaners	7 m ²
V1.00.030	Dirty Utility	6 m ²
V1.00.037	External Disposal Hold	11 m ²

Patient Waiting/WCs

V1.00.007	Waiting Room	48 m ²
V1.00.008	IWWC	6 m ²
V1.00.009	Quiet Room	3 m ²
V1.00.010	WC	4 m ²

Shared Spaces

V1.00.011	Interview Room	6 m ²
V1.00.028	Meeting Room	23 m ²

Plant

V1.00.022	Comms	5 m ²
V1.00.031	Plant Room	14 m ²
V1.00.038	External Plant Enclosure	19 m ²

Staff Areas

V1.00.004	Office	7 m ²
V1.00.005	Reception	17 m ²
V1.00.023	Admin	33 m ²
V1.00.024	Admin	7 m ²
V1.00.025	Staff WC	4 m ²
V1.00.026	Staff WC	4 m ²
V1.00.027	Staff Room	15 m ²
V1.00.0390	Admin	7 m ²

Circulation

V1.00.001	Lobby	6 m ²
V1.00.002	Circulation	19 m ²
V1.00.003	Circulation	34 m ²
V1.00.006	Circulation	29 m ²
V1.00.017	Circulation	22 m ²
V1.00.036	Circulation	15 m ²



3.5 Proposed Site Plan

Proposed Site Plan

The positioning of the building within the site was determined by the existing building. This has allowed for car parking to be extended to the west and south while maintaining the security and privacy of residential neighbours to the east and south.

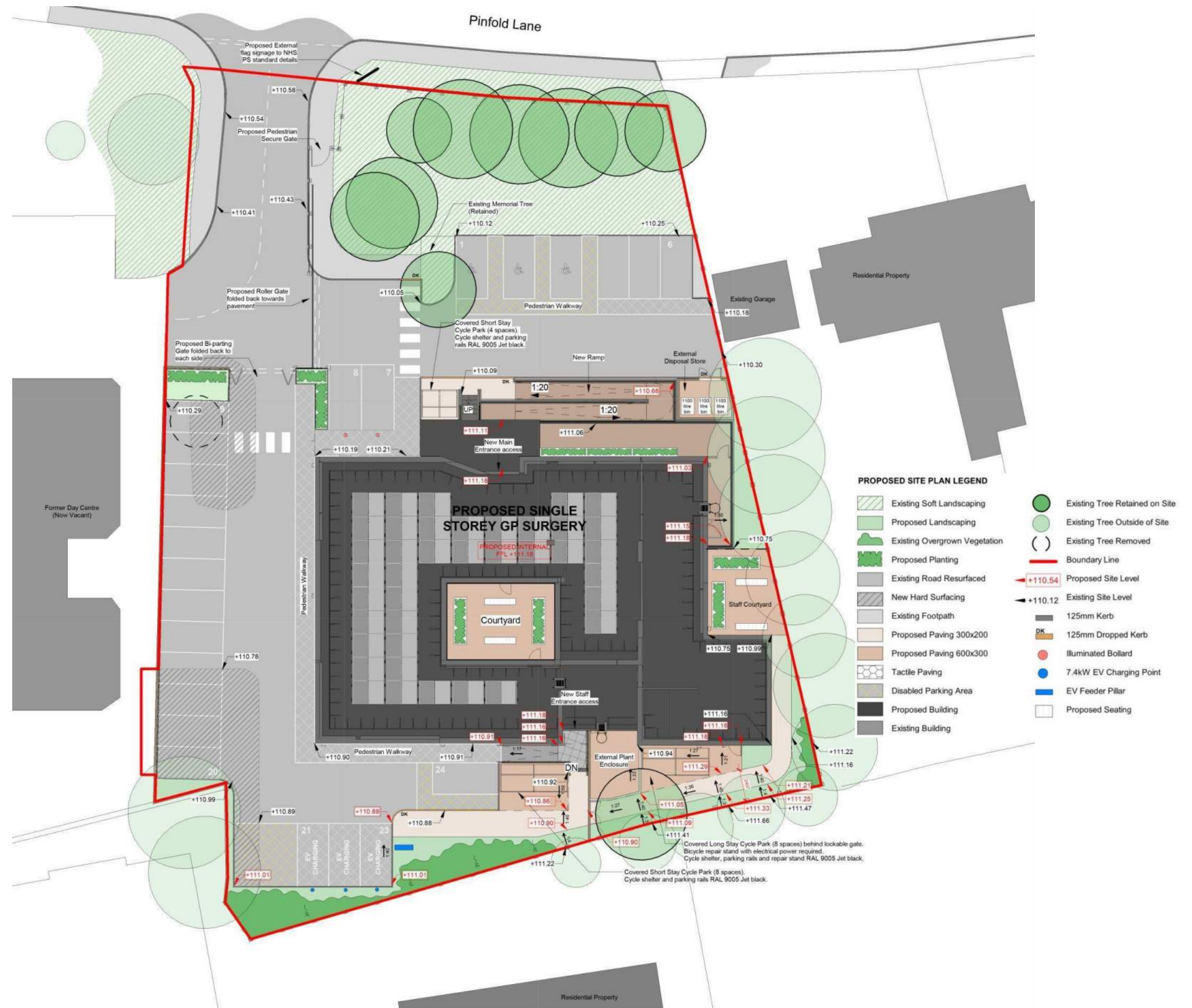
The site shares access off Pinfold Lane with the neighbouring day centre which has been noted as a potential residential development in the future. Vehicular access to the carpark has been designed to secure the site while not impeding access to the adjacent site.

Pedestrian entrance into the site has been located on the northern side of the site off Pinfold Lane. A bus stop on Higher Lane is located within 100m of the site which provides excellent accessibility via public transport.

With the more public areas of the building & car parking located to the north and west, a separate secure staff access to the rear of the building at the south of the site has been introduced.

Provision for cycle parking has been included at the front of the building for visitors (with an overflow stand to the rear). 3no. EV chargers have also been implemented in the southern most spaces of the car park along with a secondary short stay cycle store and a further long stay cycle store for staff held within the secure staff zone.

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. This includes a new proposed ramp to both the main entrance and the staff entrance.

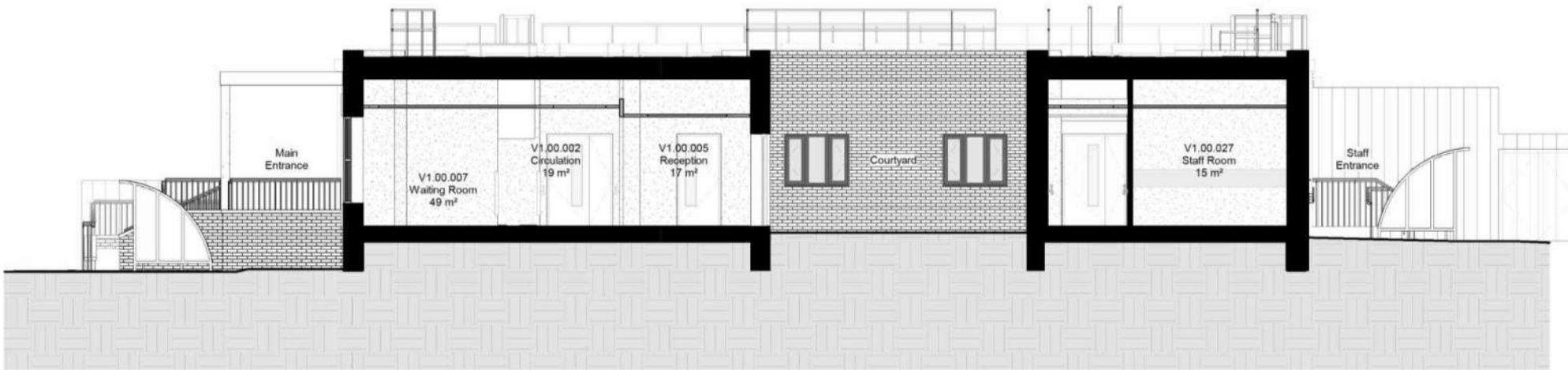


3.6 Proposed Sections

Proposed Sections

The existing internal finished floor 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. Ramps have been designed to meet 1:17 & 1:20 gradients.



1 Proposed Section 1
1 : 100



2 Proposed Section 2
1 : 100



3.7 Form, Scale & Massing

Proposed Massing

The building footprint and overall shape of the building has been retained, driven originally by the mid-century style at the time of building.

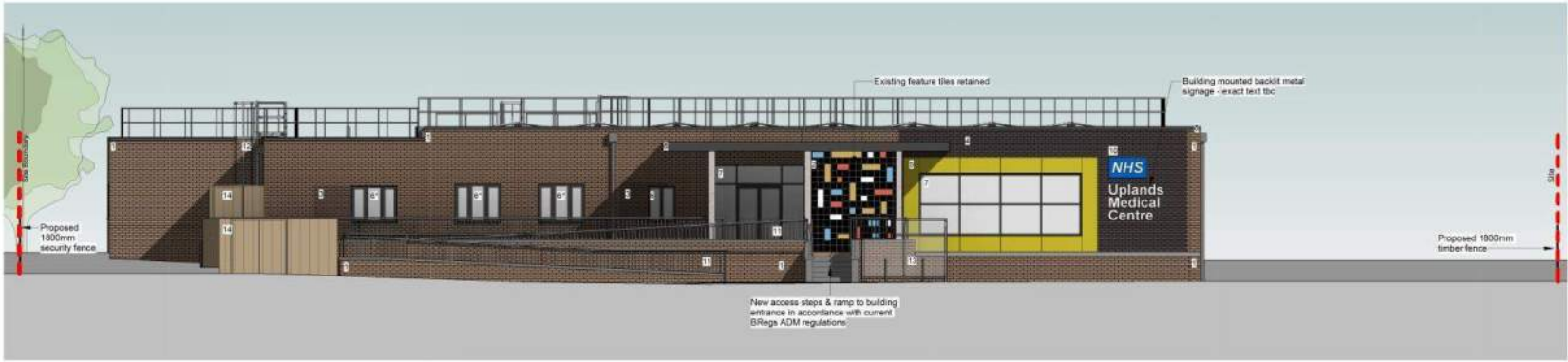
To ensure the building is fully accessible, and utilising the natural fall across the site, the existing ramps and steps to both the main and staff entrance are proposed to be replaced to meet current design standards.

Due to the nature of the consultations 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 and adjacent to the internal courtyard. The recessed main entrance, accessed via a ramp and steps from the car park has retained its prominent canopy and curtain walled elevation to signify the arrival point.

Materiality has also been considered and utilised to compliment the existing brick elevations and mosaic façade. A dark grey brick is proposed to the sections of elevation where curtain walling is being demolished, and a contrasting rainscreen cladding has been proposed to the large window in the waiting room.



3.8 Proposed Elevations



1 Proposed North Elevation
1 : 100



2 Proposed West Elevation
1 : 100



3 Proposed South Elevation
1 : 100



4 Proposed East Elevation
1 : 100

- Materials Key:**
- 01. Existing brickwork
 - 02. Existing mosaic tiles
 - 03. Proposed Brickwork - Bowland Grey
 - 04. Proposed Feature Brickwork - Kelham Black
 - 05. Proposed Rainscreen cladding, colour: TBC
 - 06. Proposed PPC aluminium windows and louvres
 - 07. Proposed PPC aluminium curtain wall lobby and Waiting Room
 - 08. Proposed PPC aluminium canopy and copping
 - 09. Proposed PPC aluminium external doors
 - 10. Proposed Signage: Metal
 - 11. Proposed Metal railings
 - 12. Proposed CAT ladder
 - 13. Proposed Cycle stands
 - 14. Proposed Timber Fencing
 - 15. Proposed Metal Acoustic Louvred Fence



3.9 Proposed Materiality

Proposed Materiality Palette

The existing materiality of Whitefield Library has heavily influenced the development of the proposed design. The decision has been made to retain the existing main facing brick to maintain the buildings presence along the road, with any new brickwork designed to match the existing.

As a prominent feature of the existing building, the original mosaic tiled wall on the approach to the main entrance brings colour to the elevation. New feature cladding in a vibrant yellow is being introduced to frame the curtain walling of the waiting room on the front elevation which will provide a new feature for the buildings new identity whilst retaining a link to the existing.

All existing curtain walling is to be removed due to its current condition, the need to improve the quality of the building's thermal envelope and suit the proposed internal layout. In its place a feature brick (Kelham Black) façade will be introduced to match the grey of the feature mosaic.

Where there are changes to the existing external doors and windows, we propose Bowland Grey bricks to fill in any sections of brickwork.

All materials have been selected to evoke a bright and welcoming feeling for patients arriving to help calm any nerves or apprehension.

Rockpanel Colours
(Colour TBC)



Kelham Black
Blockleys



Bowland Grey
Blockleys



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 have level access with fully accessible drop off arrangements. Patient access to the building is through the main entrance on the north elevation accessed via a ramp from the car park. The existing canopy over the main entrance to the building is to be retained to provide protection from the weather, and with the original mosaic feature, 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 admin spaces. 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 accessed through the 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 have been designed and sized in-line with HBN guidelines. All existing doors are to be replaced and designed to meet HBN size guidance.

Existing constraints have limited some areas to be fully compliant with HBN guidance, but an effort has been made to increase corridor and door widths where possible.

Doors

All proposed single doorways within the 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

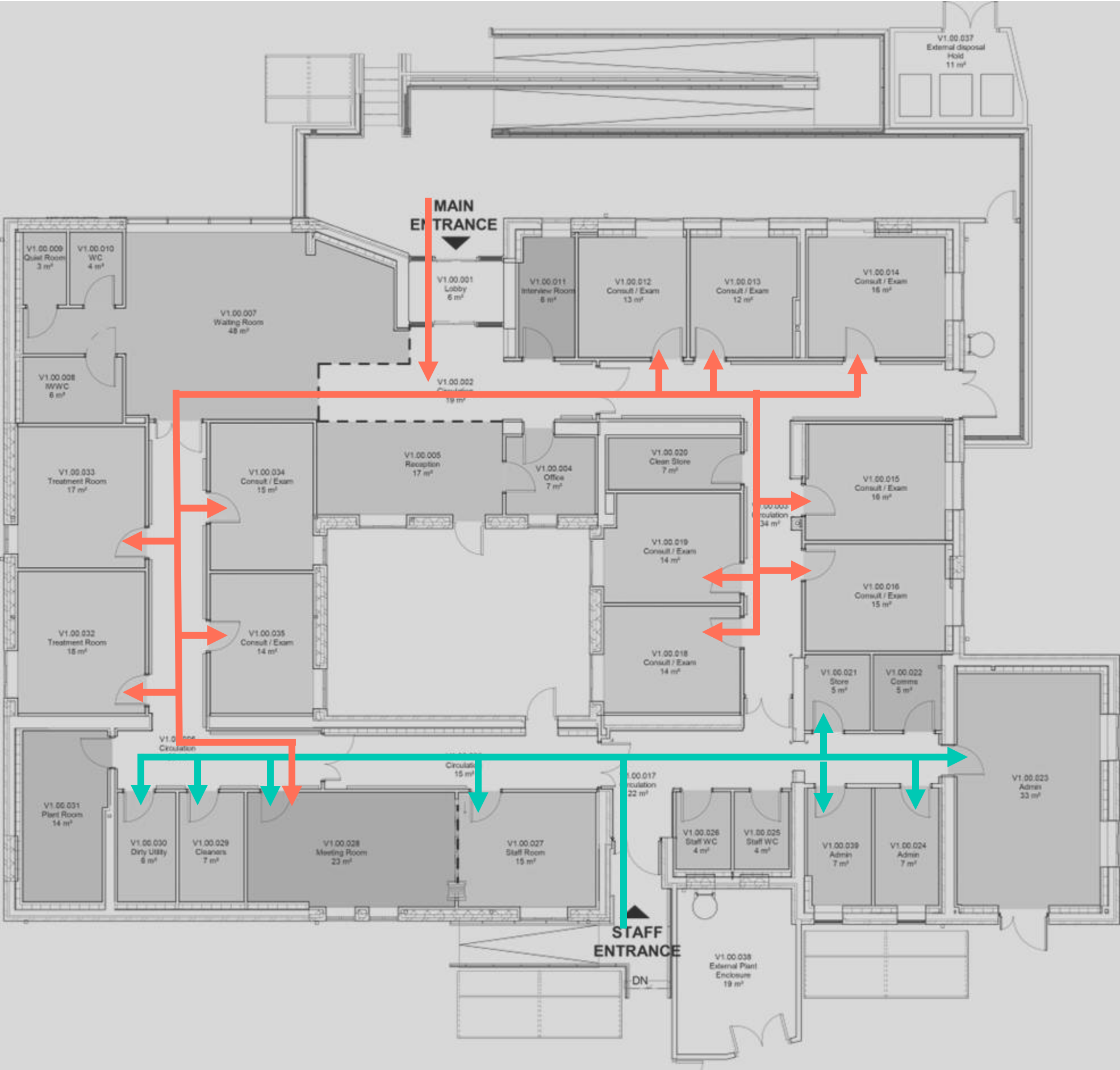
To assist wayfinding and create clean lines of separation from staff only areas, patient spaces have been positioned close to the main entrance. The two corridors stemming from the waiting room house all consult/ treatment rooms, while also allowing access to the meeting room for group sessions.

A separate staff and service entrance/exit allows secure access to a staff only area to the south of the building. 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 proximity of Treatment Rooms and the Dirty Utility.

Key

- Patient Flow →
- Staff flow →



4.3 Accessibility -Site

Access to the Site

The site is well served by road and public transport links, with Pinfold Lane located along the north of the site and a bus stop located on the joining road, Higher Lane.

The access will be via the existing access which will direct vehicles into the car park of the site where all new car parking will be arranged. Pedestrian access will be provided directly from Pinfold Lane utilising the existing footpath.

Access from the car park to the main entrance will not have changes in level greater than 1 in 20, will be well maintained & free of trip and fall hazards.

Parking and Transport

The proposed site will provide 17 regular parking spaces, 3 space for EV charging, 3 disabled parking spaces and space loading at the rear of the building. 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. 4No short-stay covered cycle stands are also proposed at the main entrance with a further 8no at the rear of the building. 8No longer-stay secure cycle stands are to be provided near the staff entrance.

Deliveries and Servicing

Deliveries will generally be directed to the main entrance, or to use the dedicated loading bay at the rear of the practice. Refuse collections will be completed using the proposed car park at the front of the building close to the external disposal store

Emergency Vehicles

Ambulances can make use of the disabled spaces at front of the building. Fire engines can use the loading are at the rear of the building.

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 Plant compound can be gained from the rear external compound of the building. Edge protection around the roof is provided by 1100mm railings and a mansafe system for general maintenance & PV maintenance.



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 near to the treatment rooms and on access routes to the main entrance. The circular nature of the plan allows staff to manage to flow of waste around the building at the most optimum time of day. From the main entrance, the external disposal store can be accessed via a ramp, behind locked gates (staff only access).

Collections will occur weekly for general waste (AM) via a rear loaded refuse truck, monthly for clinical waste (AM), and monthly for confidential waste (between 8:30AM-4:30PM). All waste vehicles will be required to park at the front of the building between the external store and car parking spaces for the short period of collection.

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, all via the main entrance. A clean store is provided for consumables and fluids close to the main entrance & reception. As with refuse collections, vehicles will be required to wait at the front of the building.

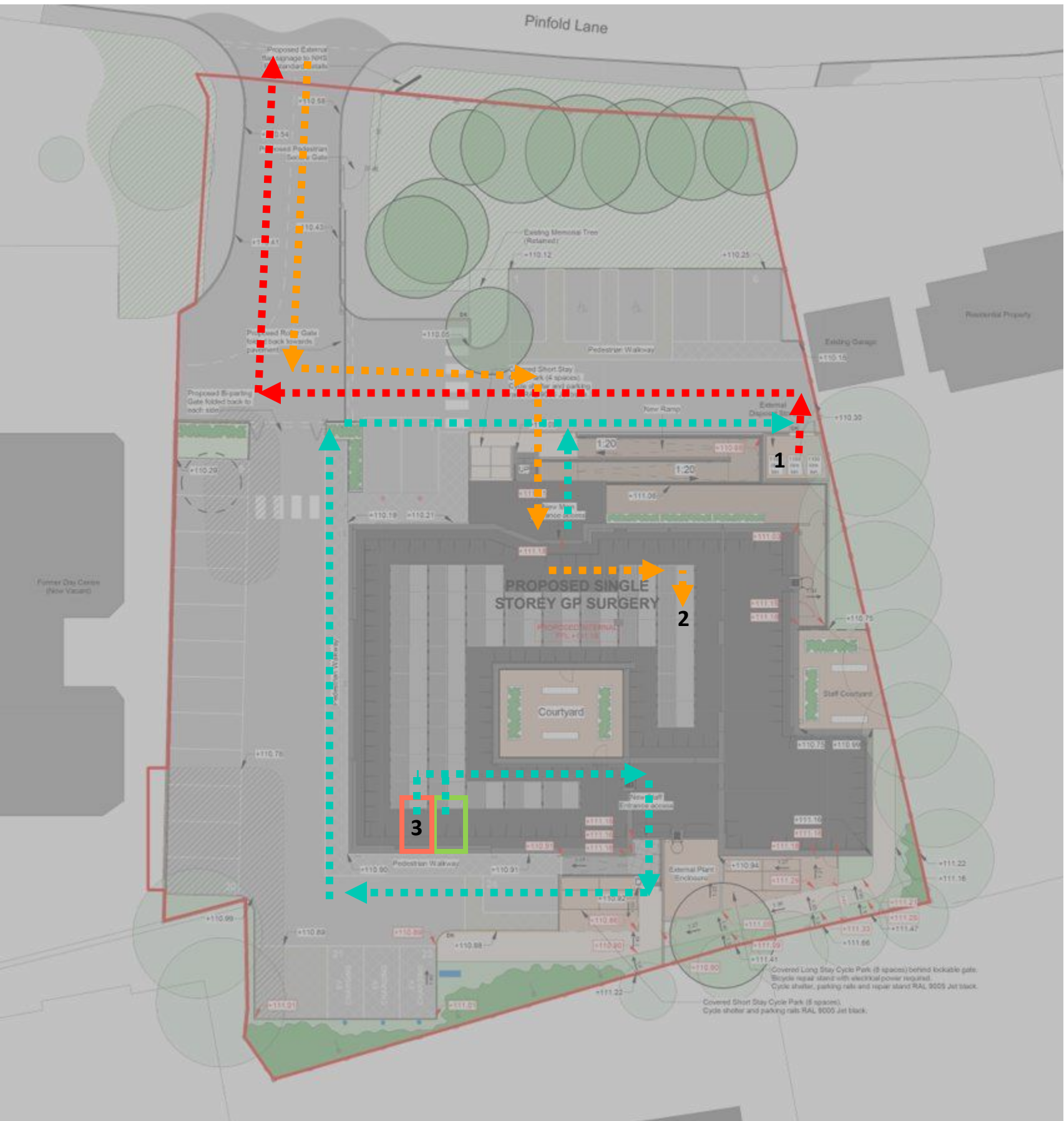
Legend

- 1

External Bin Store
- 2

Clean Store
- 3

Dirty Utility
- Cleaners
- Dirty Utility
- Waste Management Route
- Waste Collection Route
- Delivery Route

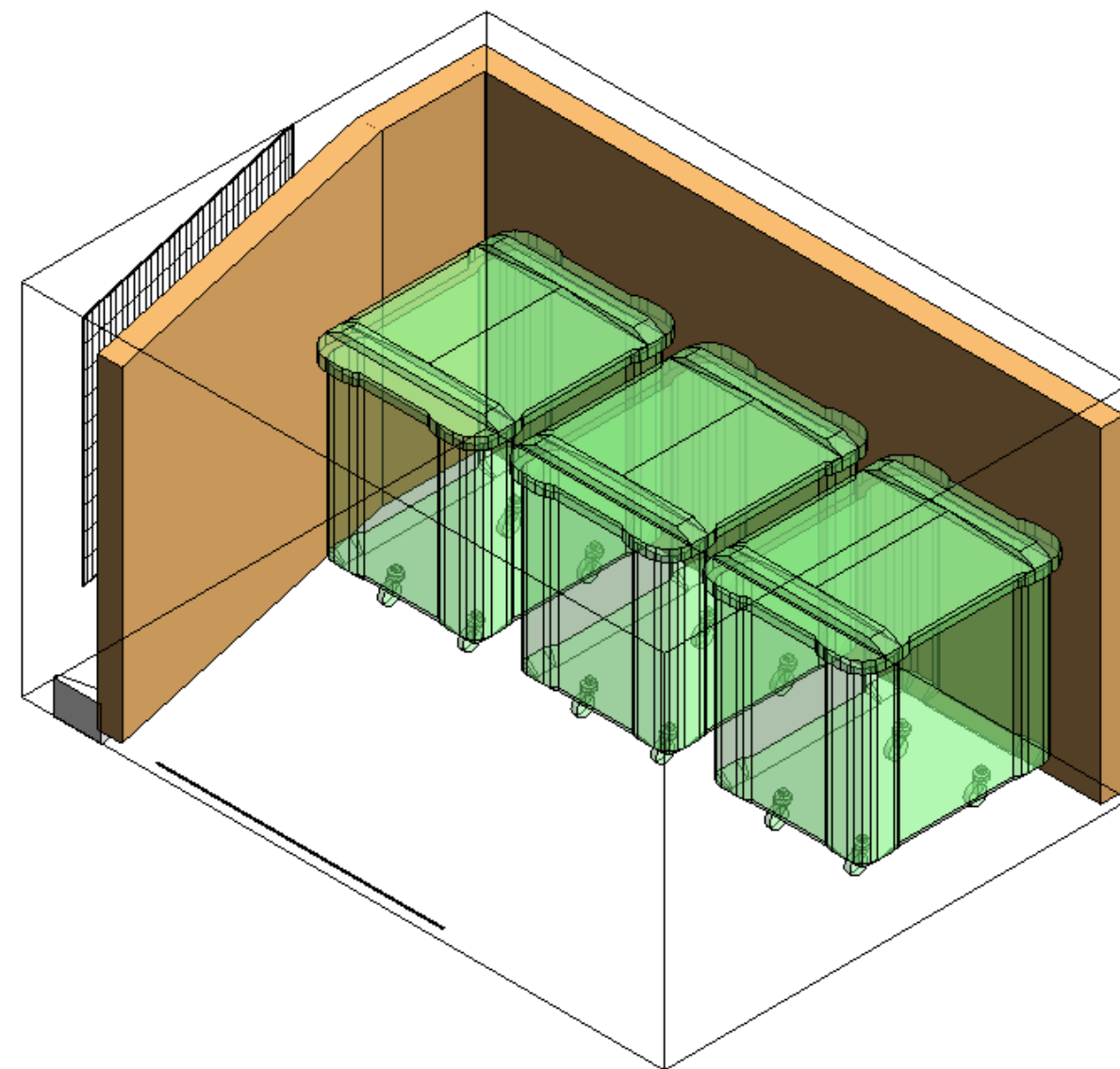
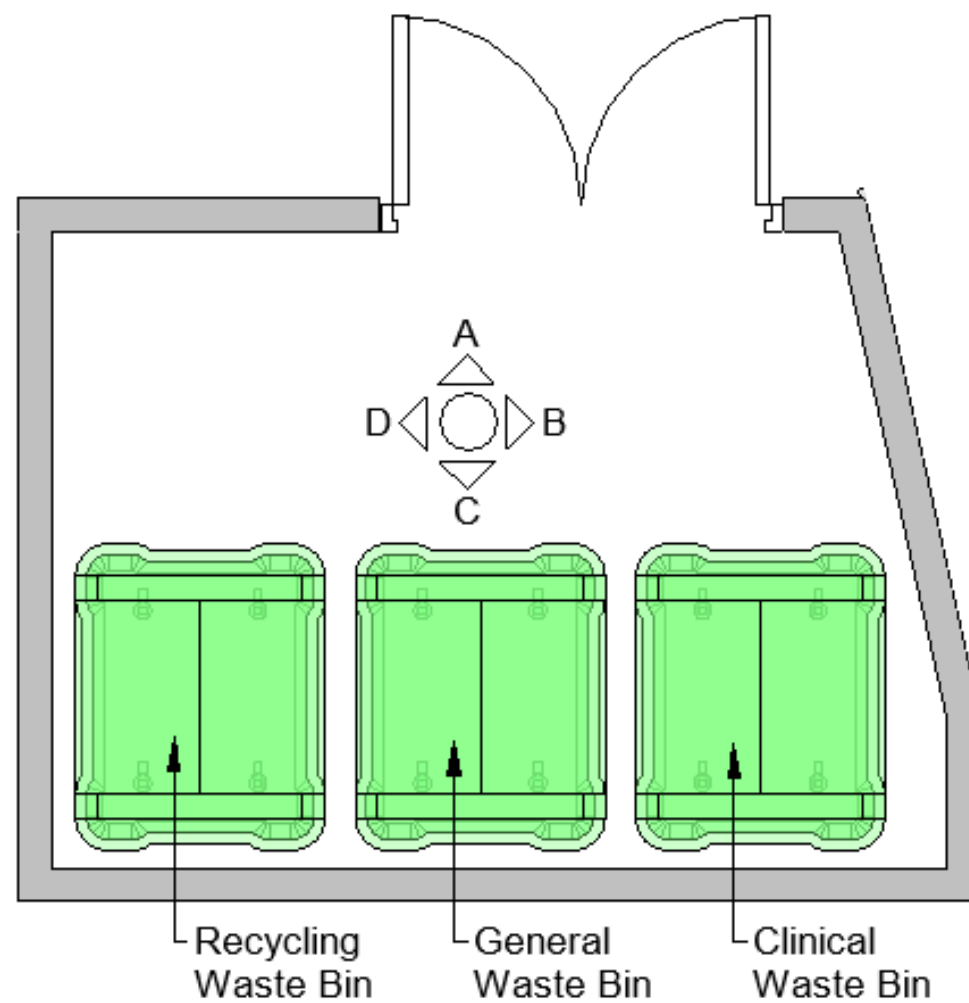


4.4 Waste Management

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 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.

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 within the internal courtyard and a separate 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 proposals for lining the existing external walls and all new external walls have 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.

As per the Guidance set out in the NHS Property design standard document, a refurbishment project such as this should target a BREEAM rating of Very Good. Following design team meetings during the early stages of the project to develop sustainability goals, it was agreed that the design would aim to target a BREEAM excellent rating.

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. The ventilation strategy for the project utilises openable windows in consultation rooms to allow natural ventilation through the space, reducing the support of the VRF units as part of the mechanical ventilation strategy.

Furthermore, the design promotes active travel to work by providing a dedicated covered cycle store for staff. Separate cycle stores for patients and visitors are situated at the front and rear of the building.

The proposed design involves retaining as much of the existing building as possible to reduce material waste and preserve original architectural features.

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



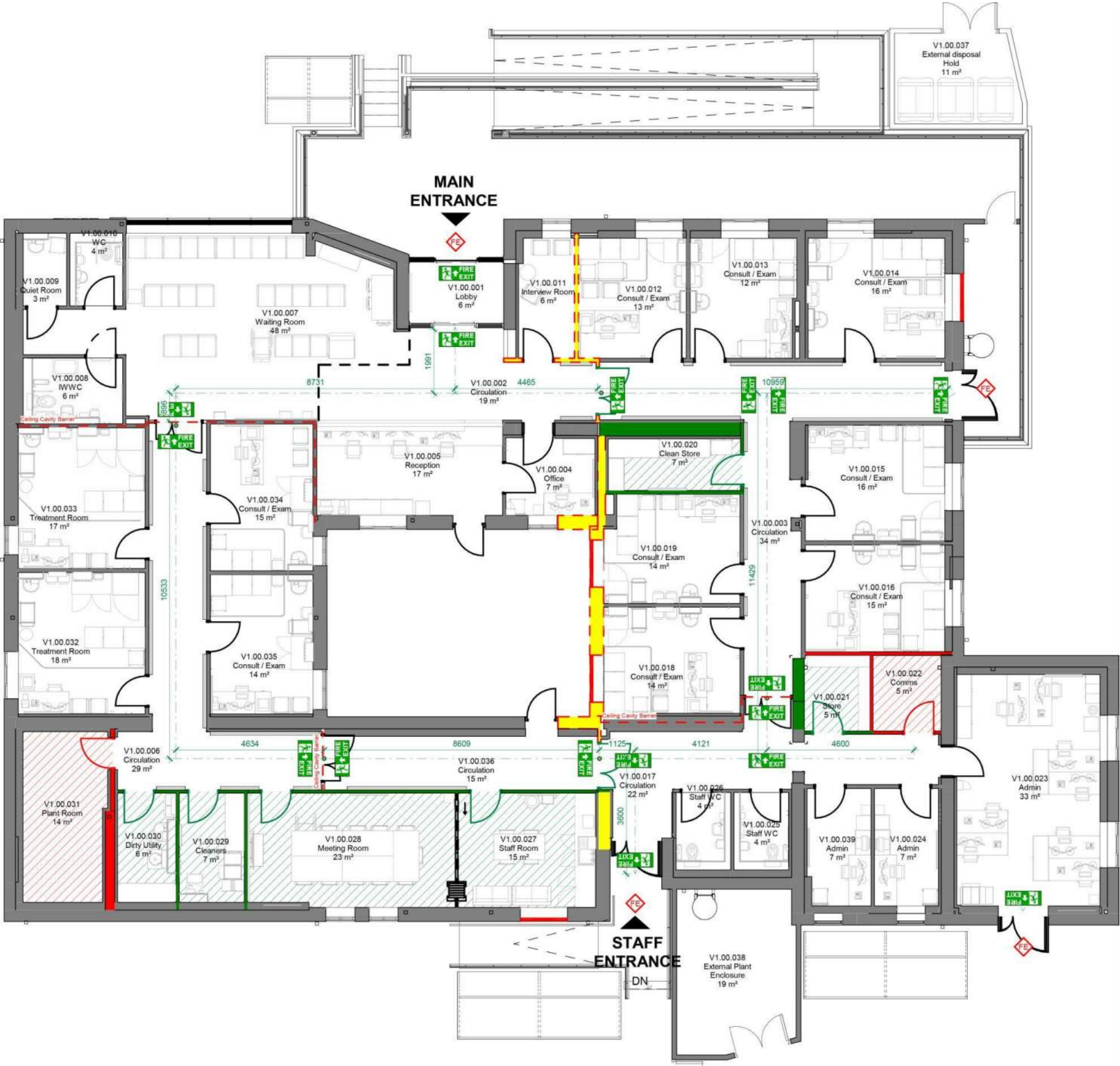
4.7 Fire Strategy

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



Part 5.

Third Party Reports



5.1 Supporting Documentation

Arboricultural survey and Report by Urban Tree Management

Asbestos survey by NHS Property Services

Biodiversity Net Gain Assessment by Iteriad

BREEAM Assessment by Ridge

Drainage Strategy by Curtins Consulting

Ecology Management Plan and Report by ArbTech

External Lighting Strategy by Silcock Leedham

Flood Risk Assessment by Curtins Consulting

Landscape Plan by Iteriad

Planning Statement by NHS Property Services

Topography and Existing Building Survey by Survey Solutions

Transport Assessment and Highways Plan by Curtins Consulting

Ventilation and Extraction Strategy by Silcock Leedham

Crime Impact Statement by Graphite Security

Security Needs Assessment by Graphite Security

