



New ED Extension Intensive at Fairfield General Hospital
on behalf of
Northern Care Alliance NHS Foundation Trust
Kennington Road
Willesborough
Rochdale Old Road
Bury
BL9 7TD

Design and Access Statement

A Planning issue.

06.03.23

BQ

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Background

DAY Architectural has been appointed by Northern Care Alliance to design and assist with the delivery of a new modular unit at Fairfield General Hospital. The works entail the erection of a single extension adjacent to the existing A&E Entrance to accommodate additional clinical facilities to support the existing ED Department with new plant facilities on the roof.

This project is a direct response to the current activity and pandemic pressures. The combination of these is affecting the Trust's ability to provide safe and appropriate accommodation for patients and staff within the hospital.

This design and access statement has been written in direct proportion to the complexity and scale of the proposed works. All necessary and relevant information has been included without the inclusion of any unnecessary information that does not have any relevance to the proposed works.

In October 2022 a series of dialogues between Head of Capital Programmes & Programme Director from the Trust and senior representatives from Bury Planning Department (David Marno) had been established, prior to our formal submission of our application and work commencing on site in March 2023.

1.0 Use

- 1.1 The combined pressures of ED facilities within the existing department and the need for social distancing have tested the physical footprint of the current hospital.
- 1.2 The new single storey extension (Phase 1A works) will replace the existing A&E entrance and will incorporate additional consultant rooms, clinical support and ancillary accommodations for Patient and Staffs. Upon completion of Phase 1A, minor refurbishment works will be carried out internally to for new RAT Bays to support current facilities as a direct response to the current pandemic. The new ED Extension will support the safe care of those patients requiring urgent assessment and extended observation.
- 1.3 The existing ED spaces within the hospital are not compliant with current standards as such this new facility will provide the appropriate environment to provide the level of care required.

2.0 Amount

- 2.1 The proposal provides the following gross internal area:
 - Ground floor – 180 m²
- 2.2 The gross external floor area is 212 m².



Proposed Elevation 1 (Main Frontage)

3.0 Layout

- 3.1 The site area lies deep within the hospital site, adjacent to existing A&E Department and Hospital Ambulance Route.
- 3.2 The application boundary covers an area of 130,533 m².
- 3.3 The ED Extension will be an extension to the existing hospital building and will connect the existing department at the ground floor level in two locations to enable clinical flow between departments.

4.0 Scale

- 4.1 The size and scale of the new single storey extension will be in proportion to its immediate surroundings and the building to which it will be attached.
- 4.2 The existing buildings facing towards the proposed building range between 1-3 storeys in height. The proposed extension will be single storey in height.
- 4.3 The parapet height of the extension will be minimum to make the building appear user friendly.

5.0 Landscaping

- 5.1** The proposed development is located in an area of existing hard landscaping and some low-lying vegetation.
- 5.2** Pedestrian routes will not be severely impacted as part of this development and where necessary are being re-provided.
- 5.3** The existing embankment will be part removed in lieu of retaining wall elements to enable optimal use of the space available.

6.0 Appearance

- 6.1** The immediately adjacent buildings comprise a palette of brickwork ranging from a variation of red brickwork with Forticrete buff coloured stonework with a mixture of white uPVC windows and doors and blue coloured Aluminium windows. The roofs are flat with parapets.
- 6.2** The proposed development will be constructed using traditional masonry construction method with brick outer skin – colour tbc., cavity with inner blockwork. To provide a contemporary look and feel to the building, we intend to use engineering brick with brick relief around the windows, streamlined using tall grey coloured aluminium windows with match parapet capping.
- 6.3** The proposed roof finish will be a light grey single ply.
- 6.4** All rainwater goods will be a similar colour to the new external windows and doorset.
- 6.5** The scale and appearance of this proposal is in-keeping and will not materially impact upon its immediate surroundings.

7.0 Access

- 7.1** Pedestrian and vehicular around the site will not be affected by this development.
- 7.2** Patient and visitors access to the existing ED Department will be via the temporary entrance, which had been formed until Phase 1A is completed. The temporary entrance will then become a permanent fire exist only for the existing ED Department as requested by the Trust Fire Officer.
- 7.3** The proposed development will not impact the accessibility of the hospital which is already accessible by a range of sustainable modes of travel, which maximises the opportunities to reduce the need to travel by private vehicle.