

Design and Access Statement

Planning Application for the Installation of a temporary
Modular Endoscopy Suite and associated storage unit.

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Contents

1. *Introduction*
2. *Site History*
3. *Site in Context*
 - 3.1 *Site Location*
 - 3.2 *Site Photographs*
4. *Design Principles and Context*
 - 4.1 *Use*
 - 4.2 *Amount*
 - 4.3 *Layout*
 - 4.4 *Scale*
 - 4.5 *Landscaping*
 - 4.6 *Appearance*
 - 4.7 *Access*
 - 4.7.1 *Vehicle and Transport Links*
 - 4.7.2 *Access*
5. *Conclusion*

1 - Introduction

The UK Government and NHS have implemented a concerted mitigation plan, in order to prioritise patients in urgent need of an endoscopy and help reduce the health impact and consequences.

Genevieve Edwards, Chief Executive of Bowel Cancer UK, says: "This paints an incredibly concerning picture of a growing backlog of endoscopies due to the pandemic and increase in referrals. This could see services being further overwhelmed, and increased anxiety for patients waiting for tests to diagnose or rule out bowel cancer.

"Delays can lead to poorer outcomes for bowel cancer patients and potentially cost lives. The Government must do whatever it takes to give the NHS urgent investment to increase capacity in its endoscopy workforce, equipment and facilities to bring waiting times under control.

"Bowel cancer is the UK's fourth most common cancer and the second biggest cancer killer, but it's treatable and curable, especially if diagnosed early. Anybody with symptoms should contact their GP as quickly as possible for advice."

This statement has been prepared on behalf of Blackpool Teaching Hospitals NHS Foundation Trust to support a full-plans planning application, for the installation of a temporary single-storey modular Endoscopy Suite building with associated storage unit, supplied by Remedy Healthcare Solutions for a period of 12-18 months dependent upon reducing waiting lists. The location is Blackpool Leisure Centre with permission from Blackpool Council as landlords.

Blackpool Teaching Hospitals NHS Foundation Trust worked with trusted partners to identify the most suitable location for the facility and these included:

All available local NHS sites were unable to place the facility due to size limitations.

Other private sites were considered:

Travelodge
Palatine road
Blackpool cricket club

These sites were unsuitable due to access, none or limited mains services/utilities provisions, costs in making the site suitable for use and impact on heritage assets.

The preferred location is Blackpool Leisure Centre which provides a location which is easily accessible for all patients, remains close to the hospital site for any emergency procedures, does not impact severely (next to a modern facility) on the conservation area. With mains services being readily available, and the facility being temporary, costs are minimised for the Trust which allows more funding to be transferred into patient care.

Prepared in accordance with National Planning policy guidance to achieve a suitable design, the scheme also considers the development need and overall site characteristics.

This statement should be read in conjunction with the accompanying drawings and documents.

This application seeks approval, to work within the objectives of Local Plan CS15 and improving the health of the local population, for the time period required to reduce local NHS waiting lists for bowel cancers.

2 - Site History

Blackpool Leisure Centre at Stanley Park is the largest main park in the area and offers historic buildings, landscape design, stunning gardens, activities and play areas. It covers an area of 104 hectares. It was designed and built in the 1920s. The park is situated in a Conversation Area and is owned and managed by Blackpool Council.

The Leisure Centre was chosen to locate the temporary Modular Endoscopy Suite because it is a main Blackpool community hub with space to accommodate the development, adequate parking facilities, accessible from established pedestrian/public transport routes and close to the hospital for emergency purposes.

3 - Site in context

The main entrance is situated on West Park Drive FY3 9HU. A free large car park can be found at the end of the West Park Drive entrance. The Location Plan shows how the development site can be seen adjacent to one of these car parks.

The proposed temporary modular Endoscopy Suite Building is to be sited at the back of the Leisure Centre on a vacant tarmac area next to the Climbing Play Area.

Apart from installation of the temporary buildings, other minor site development is planned with the installation of ramps to the proposed building, connection to the existing foul drains, bollards for pedestrian protection, disabled parking bays and steel mesh fencing to form a small compound.

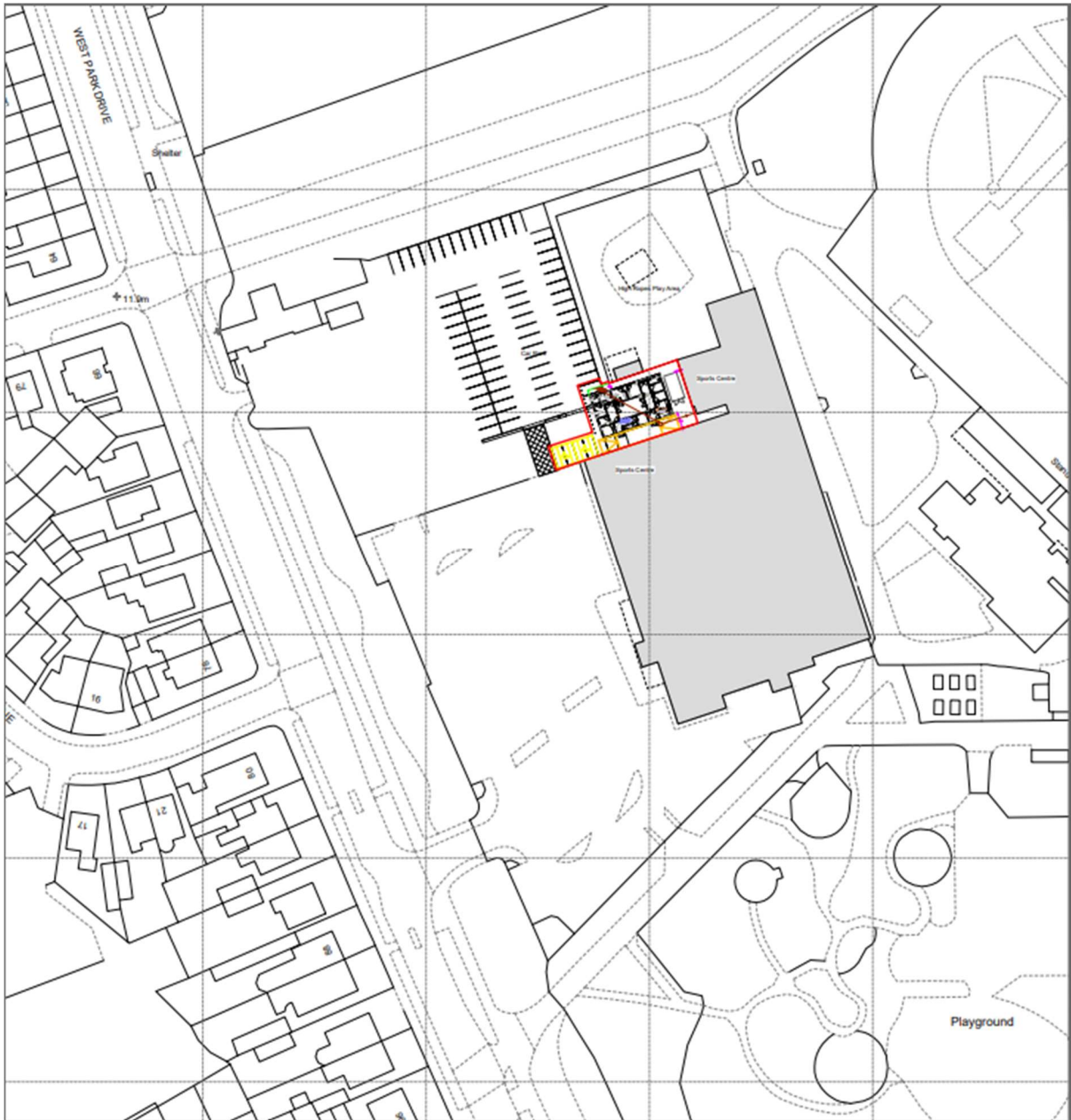
The area of development has been chosen because it is an unused site next to the 'high ropes' facility and minimises the impact on car parking.

This temporary scheme will be sympathetic and in keeping with the surrounding buildings. It will not dominate the overall character of the area.

The development is not in a flood risk zone and is in a Conservation Area.

3.1 – Location of site

Copy of the Location Plan submitted with the Planning Application shows the development area within the red line.



3.2 – Development site photographs

Picture to show proposed site. The temporary modular Endoscopy Suite and associated storage container to be sited between Play Area on left, and Leisure Centre Building right and background.



4 - Design Principles and Context

4.1 – Use

This application seeks temporary planning permission for the installation of a single-storey modular Endoscopy Suite building and associated storage unit to provide a local facility to help reduce the NHS waiting lists for endoscopy and bowel cancer screening.

The NHS facility is planned for 12 to 18 months and will be removed when significant reduction to local waiting lists have been achieved in this medical field.

4.2 – Amount

The *Remedy Healthcare Solutions* modular building has an overall floor space (including the stand alone anti-vandal storage unit) of 183 sqm.

Please view the Plan and Elevations drawing attached to the Planning Application.

4.3 – Layout

The temporary modular building will be sited on a vacant tarmac area behind the existing Leisure Centre Building.

Please view the Proposed Block and Site Plan attached with the Planning Application.

4.4 – Scale

The *Remedy Healthcare Solutions* single-storey modular classroom has the following dimensions;

Height = 3.839m

Width = 16.5m

Length = 10m

The Storage Container sited next to the modular building is 6m long x 3m wide.

Please view the Plan and Elevations enclosed with the Planning Application.

4.5 – Landscaping

Once the modular Endoscopy Building and storage container is installed a timber access platform and double ramp will be sited next to the two entrance doors.

A compound between the new building and Play Area will be formed with matching green steel mesh fencing. In this compound a Cabinpump macerator will be installed to process the foul waste to the existing sewer drain located nearby.



Bollards will be fitted around the building elevation facing the car park to protect pedestrians. Some of the existing car parking bays will be changed to Disabled Parking Bays to assist patients visiting the temporary Endoscopy suite.



Due to the temporary nature of the scheme no additional landscaping is considered necessary.

4.6 – Appearance

The *Remedy Healthcare Solutions* modular buildings are chosen for their offsite construction before transporting and installing to form one building. By utilising modern methods of construction with modular buildings, the process is environmentally friendly and focussing on sustainability.

External walls are of a grey durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. The roof deck is of black one-piece construction and is impact resistant.

Windows and doors are selected to meet Building Regulations and blend into the external appearance.

The prefabricated nature of the buildings results in minimal impact on the environment in terms of both construction and use.

The anti-vandal storage unit is a steel container with a grey external appearance to match the main building. It is intended to site the storage unit at the rear of the proposed development and out of sight.



4.7 – Access

4.7.1 – Vehicle and Transport links

The development site is located next to the existing Leisure Centre Building parking and will not change any of the existing Leisure Park car parking provision except for the loss of nine parking bays and the creation of two additional disabled spaces. The wider transport arrangements to the Leisure Park will not be affected.

4.7.2 – Access

The modular Endoscopy Suite building has two entrance doors on a single elevation. The external doors will be served by a level timber platform with a ramp either end. This will provide disabled access from the car park and also trolley access to the storage container at the rear of the modular building.

5 – Conclusion

The *Remedy Healthcare Solutions* modular Endoscopy Suite and Storage buildings was chosen as a result of the flexible solution it provides. The specifically fitted out building can be installed quickly (much quicker than traditional build options) enabling the Blackpool Teaching Hospitals NHS Foundation Trust to provide the extra endoscopy and bowel cancer screening facilities for a 12-to-18-month period to reduce local NHS waiting lists. Once the extra demand has been addressed the modular building can easily be removed from site with no impact to the Sports Centre grounds.