

DESIGN AND ACCESS STATEMENT – PRESENTATION CONVENT PROPOSED STEPLIFT WORKS 21/2/22

1. FEATURES

Features on the existing site, the topography of the site is level, the Convent is a large Grade 2 listed building still in use, sitting on Livesey Street within the district of Ancoats Manchester, it is adjacent to St Patricks Roman Catholic Primary School and Church. Romanesque in style with Art décor influence with a build circa 1845, the main building is constructed from Class A 225mm thick brickwork with various decorative features, oversailing courses, corbellings and Terra Cotta feature bricks around windows. The current condition of the building is excellent and very well maintained, The grounds to the front of the building are reasonably level and vehicular access is allowed although no car parking bays are visible, a gravel road / track runs along the front elevation through a large single vehicle width opening. There is a 2 metre high brick boundary wall 225mm thick which encloses the Convent / Primary School.

The proposed works wouldn't be visible from the Highway due to the height of the wall, there is also a mix of metal railings to low plinths / walls to areas to the perimeter of the Convent

2. ACCESS

The proposed mechanical steplift installation to the 2nd entrance door - Left hand side of the Main entrance door, would meet the Disabled Discrimination Act 1995, and allow any disabled person to use the lift to gain safe access within the Convent.

As mentioned Vehicular access is permitted within the site grounds, which could give Disabled persons / wheelchair user direct access to the steplift.

The internal of the Convent has not been surveyed, unable to comment on the property layout

3. LAYOUT / SCALE / APPEARANCE

The proposed works are to install a mechanical steplift to the 2nd door entrance to the Convent, the footprint of the lift is approximately 1500 x 900, which involves creating a brick retaining wall with a concrete top landing, which finishes at Convent finished floor level, a concrete base for the lift with a series of shallow steps with metal handrails adjacent. The lift is manufactured out of Aluminium powered coated colour Grey RAL 09, with Perspex vision side panels.

The appearance of the lift would be discretely almost hidden as the 2nd entrance door is set back from the Main building line, and could be quite easily removed without causing any damage to the Main façade / masonry

The Convent still serves the local community and is an integral part of the community.