742 Design & Access Statement

1.0 Site Address

ST JOSEPH'S HOME
52 Plymouth Grove West
Manchester, M13 0AR

Date: 09th January 2021



St Joseph's Home, Manchester – Window & Door Replacement Works

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2.0 Site & Building Description:



Site Layout plan—Birds Eye View

The site is located on the corner of Plymouth Grove and Plymouth Grove West. The entrance to the home is off Plymouth Grove West.

Site area is circa 10,300 sq.m. (2.47 Acres).

St Joseph's Home is duel registered Nursing care and provides 53 single rooms including 3 Priests rooms which incorporate a separate sitting room. In addition, there are 2 independent living apartments and a visitor's suite incorporating 3 bedrooms. The Convent area provides a total of 14 bedrooms including infirmary and Provincial bedrooms. In addition to the residential accommodation, the home incorporates various ancillary rooms, kitchens, dining and lounge areas as well as an auditorium and Chapel.

3.0 Building and Photographs

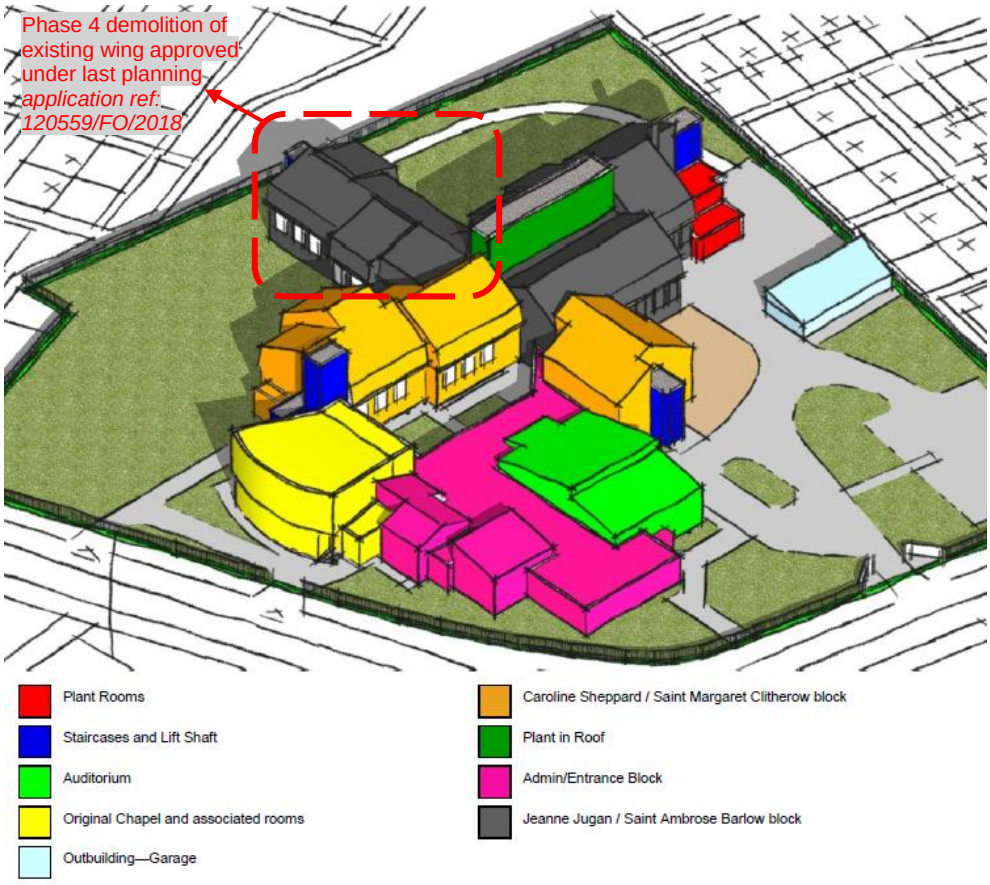


IMAGE: Sketch UP Model showing View of site and layout of building accommodation.



Photo 1 – Typical Elevation facing Entrance Gates.

4.0 Planning History

The works covered under this application are part of an ongoing phased refurbishment of the home, including replacement windows / external doors throughout. The most recent of which concerned the Phase 5 2nd floor area which was approved on 22nd February 2019 under application ref: 122240/FO/2018, and Phase 4 extension works which was approved on 10th December 2018.

The proposed works are a continuation of works approved and completed in previous construction phases and these are identified below for your convenience.

- Phase 1&2 external window alterations approved under last planning *application ref: 115151/FO/2017*
- Phases 3a &3b external window alterations approved under last planning *application ref:120243/FO/2018*
- Phase 4 demolition of existing wing approved under last planning *application ref: 120559/FO/2018*
- Phase 5 external window alterations approved under last planning *application ref:122240/FO/2018*

5.0 Design Proposal

The home is currently undergoing long term internal alterations starting with a single ward on the ground floor to incorporate new shower en-suites in lieu of the existing toilet en-suites to create larger bedroom areas to facilitate easier use of lifting hoists.

The proposals include the upgrading of all external windows by replacing the existing timber glazed units with new aluminium windows systems meeting the requirements of “Secure by Design”.

In addition, the existing timber rooflights with aluminium exterior casings are also being replaced with new “Velux” aluminium systems with powder coated aluminium exterior casings.

The finish of the new rooflight units will be powder coated RAL 7043 (Grey). The window and door units will be powder coated RAL8011 (Nussbraun Brown), 30% Gloss Finish to closely match the existing.

The home currently comprises typically 4 types of windows/doors listed below and these will be replaced as each of the work stages are progressed.

1. Ground floor Opening Casement Windows and French style patio doors.
2. First floor cantilevered bay windows and French style doors.
3. Opening Casement windows in the Mansard Roof
4. Rooflights.

Refer to submitted window details for further information; Drawings 742 – 1054, 742 – 107 and 742 – 113.

6.0 Street Scene

The proposed changes will have little impact on the overall street scene and character, style of the existing building.

7.0 Roads, Footpath and Access

There will be no alterations to the existing pedestrian or vehicular access in or around the site.

8.0 Lighting

No additional lighting is proposed.

9.0 Sustainability.

The proposed alterations will enhance the existing spaces and secure the long-term use of this site.