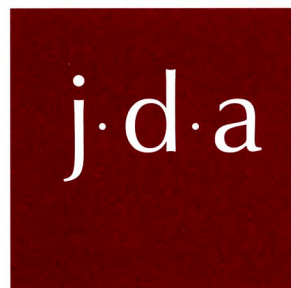


SUPPORTING STATEMENT FOR NON-MATERIAL AMENDMENT PLANNING APPLICATION



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**Submitted Regarding Application Ref: I36127/JO/2023,
varied from approval I34207/FO/2022.**

Architecture • Design • Management

Introduction

This document has been produced to support the Non-Material Amendment application being submitted for the proposed care home development which had full planning permission granted on the 13th October 2022, ref I34207/FO/2022. A variation of this original consent is approved under reference I36127/JO/2023. 24th November 2023.

This statement seeks to support and provide an explanation and visual demonstration of the Non-Material Amendment changes being put forward and the rationale behind these minor updates. We are the architects who have inherited the scheme at technical design / construction stage with planning permission already obtained.

The client is a long-established care home provider with a reputation of high-quality luxury developments catering for the varying needs of residents in an exemplary manor. JDA are the Architects who have inherited the scheme with planning already approved by the previous Architectural team involved, and are appointed to provide architectural services through the construction process of the project. Through the development of the technical design process, it has become apparent that certain minor changes in design need to occur to ensure a fully compliant design is made in respect to the current Building Regulations. In addition, the alterations stated within this supporting statement are to improve the buildability and operational functionality of the building once functioning.

Project Address

Yewtree Lane,
Northern Moor,
Wythenshawe,
M23 0EA

Description of Development

Full planning application for Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building.

Item 01 - Fire Escape Distances

The previous design, approved at planning stage, around the area of stair core 02 on the upper floors was not compliant with regards to fire escape distances in the Northern wing of the building. The design exceeded the maximum distance of 9 meters in a single direction (or to a point of decision) leading to the protected fire escape door to stair core 02. As demonstrated below by the purple bold line, the plan shows the distance to be 11.2 meters which is non-compliant in terms of fire escape distances outlined within approved document B2.

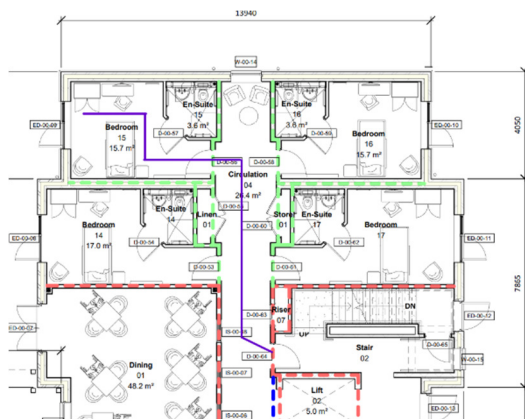


Figure One: Previous upper floor plan with purple line representing non-compliant 11.2 meters distance to stair core door.

As a result of this, the location of the protected stair core 02 has been repositioned to allow for the escape distance to be less than 9 meters from the dead-end bedrooms. The bedrooms and the stair core to this gable have been handed to allow for this change as demonstrated by the arrows below.

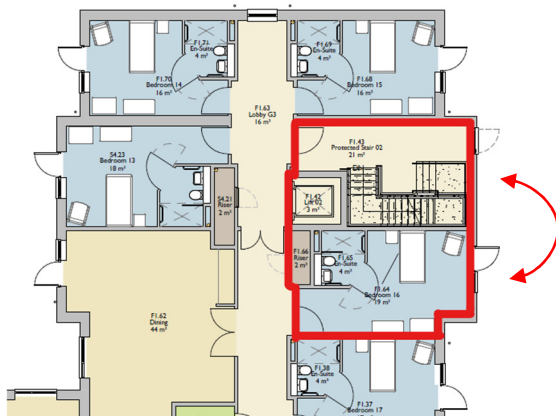


Figure Two: Diagram showing which bedroom has been handed with the position of the stair core to provide a compliant design.

Item 02 - Adjustment of Bedroom Sizes

As a result of this updated stair core position, the partition walls to bedrooms 16-19 have now been equally spaced, increasing the size from 15sqm to 17sqm on each corresponding floor. The previous stair core included an expanse of wasted space, so removing this allows for more area for the bedrooms South of the stair 02 lobby as circled below. Lift 02 has been updated to an 8 person passenger lift, as previously 2No. large 13 person lifts were proposed for the scheme. Lift 01 remains as a 13 person trolley lift, however lift 02 has been reduced in size to allow for the updated stair core design.

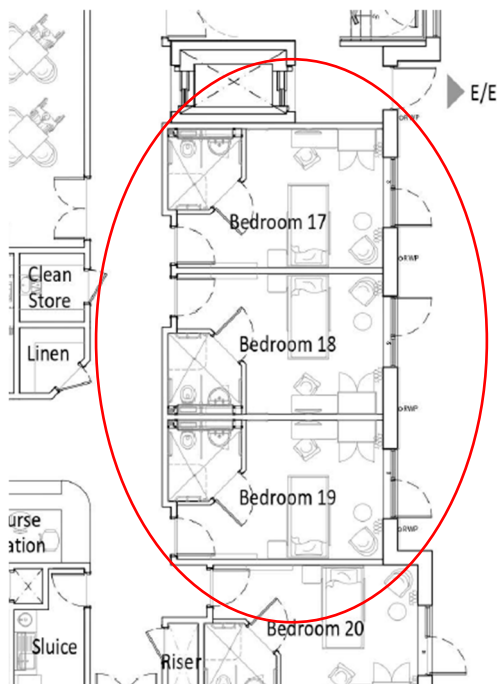


Figure Three: Previously approved floor plan showing smaller bedroom areas due to stair core location.

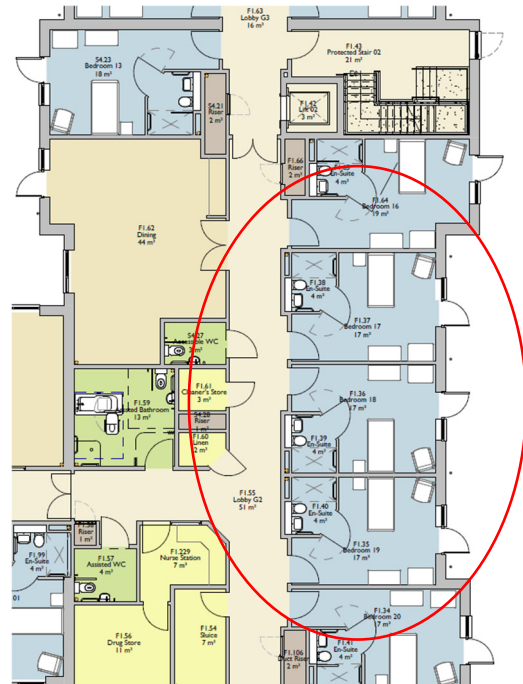


Figure Four: Revised Floor plan with slightly wider bedrooms and stair core relocated.

In elevation, the bedroom windows on each floor have been slightly updated to equally space them across this area of elevation. No further change in elevation has occurred as a result of this internal update.



Figure Five: Previous East elevation showing access door leading from stair core and bedroom windows positioned unequally.



Figure Six: Revised East elevation showing bedroom windows repositioned slightly. Note, negligible visual impact.

Item 03 - Clash of Stairs and Door/Window on Previous Planning Scheme.

Following the previously mentioned updates, the changes in elevation are demonstrated as below. The approved planning scheme, under variation ref 136127/JO/2023, included a door and window positioned incorrectly which clash with the previous staircase design. It appears that these were retained in the scheme following internal arrangement updates and these perhaps should have been adjusted accordingly prior to submitted for planning. The previous external door and window was positioned in a way that it clashed with the landing of the staircase, as shown below in elevation and plan.



Figure Seven: Previous East Elevation.



Figure Eight: Revised East Elevation with no staircase clash internally.

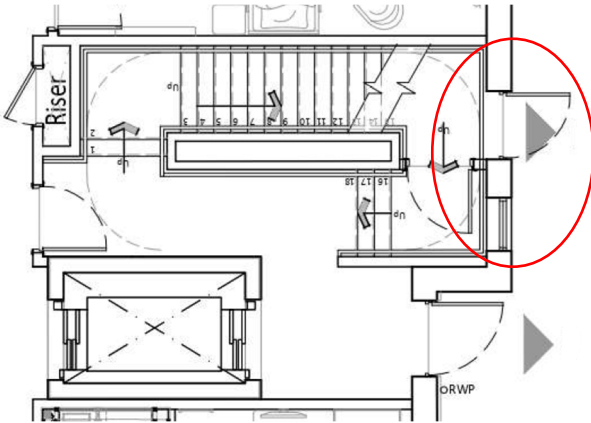


Figure Nine: Image showing previous design clash of door and window against proposed stair location.

Item 04 – Terrace Flat Roof Design Updated Slightly

Due to the proposed use of the care home, the previous design of the roof structure around the second floor external terrace, approved under ref 136127/JO/2023, is deemed inappropriate in terms of design and safety for specifically elderly and dementia care residents. This is due to the eaves level of the pitched roof of the adjacent pitched roof gable being set at a height of approximately 1600mm above the balcony floor. In the revised design, the small area of flat roof has been brought in line with the fascia of the pitched gable roof to omit the fascias and guttering from being within reaching distance of the residents making use of this external terrace.

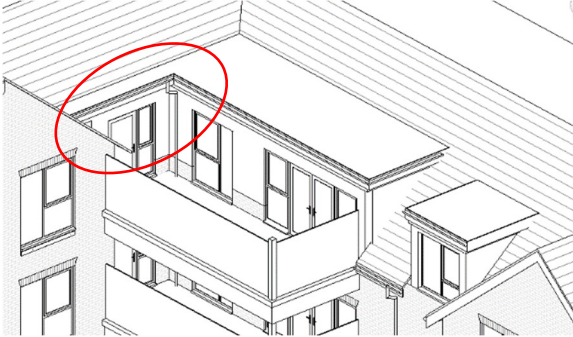


Figure Ten: Previous roof layout showing eaves protruding over balcony.

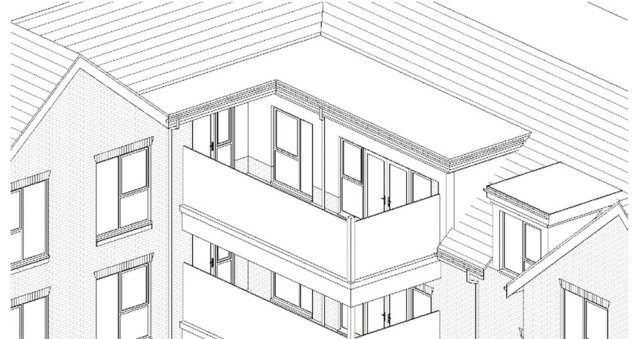


Figure Eleven: Revised flat roof layout brought in line with main roof.



Figure Twelve: Previous Eaves design shown protruding over balcony.



Figure Thirteen: Revised Elevation showing updated roof design.