



honesty, integrity & professionalism



Design & Access Statement

26.09.23

Caritas House
Nobby Stiles Drive
Manchester
M4 4FA

For Caritas Diocese of Salford



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Part One: Introduction

- 1.1 This design & access statement has been prepared in support of the Full Planning Application for the change of use of the property known as Caritas House, Nobby Stiles Drive, Manchester, M4 4FA from its current use as class E (Commercial, Business and Service) to use class C3 (Dwellinghouses).
- 1.2 The applicant is Caritas Diocese of Salford, the agent acting on behalf of the applicant is Property Tectonics Ltd.
- 1.3 Caritas House is a two-storey property located on Nobby Stiles Drive in Manchester. The gross building footprint is approximately 6,098m² and the property abuts the adjacent St Patrick's Church and Presbytery.

Part Two: Use

- 2.1 The building was originally constructed as a purpose built residential care home, comprising of 16no. ensuite bedrooms, 3 no. communal shower/bathrooms, a communal kitchen and dining space, day room, reception and a small, enclosed courtyard providing outdoor space. An attached warden's flat occupies the North of building and comprises of a self-contained dwelling with a kitchen, dining room, lounge, bathroom and 2no. bedrooms.
- 2.2 There is a passenger lift and 2no. internal staircases.
- 2.3 Currently, the building is used as office space utilising the same communal facilities as provided by the original building layout.
- 2.4 Externally, there is a small gated hardstanding providing car parking for approximately 12no. vehicles with further secure car parking providing an additional 50no. car parking spaces.
- 2.5 The proposed use of the building is to provide supported move-on accommodation for 19no. low-risk, low needs adults. Residents will meet the strict low-risk/low-need criteria with **no** drug or alcohol dependent residents or having a low risk of criminal activity or anti-social behaviour. Typically, residents will be older people with support needs including accessibility requirements, physical health issues, mild to moderate learning difficulties, or anxiety or depression. Support would be provided to improve both their health and well-being and to equip them with independent living skills.
- 2.6 Residents would typically have already had several months to years within supported accommodation and will have demonstrated stability. The goal of the service would be to move-on residents to private rented tenancies or social housing having provided improved health and well-being, and independent living skills.
- 2.7 Referrals would come from the Morning Star Hostel, 104 Denmark Road, Manchester, M15 6JS, or other Housing Related Support or A Bed Every Night (ABEN) services. The strict referral criteria would need to be met along with background checks and interviews prior to being accepted into the accommodation.

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- 2.8 Referrals would also come from the hospital discharge team for people who have physical health issues and access requirements that could be met by the proposed service, while awaiting accessible social housing. Again, any proposed residents would be required to meet the strict low-risk criteria, background checks and interview process.
- 2.9 Residents would be required to sign a license agreement. In any circumstances where the license conditions are breached the resident in question would be moved on to emergency accommodation in another area of the city of Manchester and away from the local area.
- 2.10 The building would be staffed 24 hours a day 7 days a week, including security provided overnight. Full time staff including Housing Management, Support Staff and Concierge would also be employed. The ratio for Management/Support Staff to residents would be 1:8.
- 2.11 Additional support workers would assist with access to financial assistance, health care services, employment/training and rehousing.

Part Three: Amount

- 3.1 The gross building footprint is approximately 6,098m².
- 3.2 Owing to the original use of the building, it is purpose built for residential accommodation and therefore there is no requirement to extended or alter the premises to create any additional floor space.

Part Four: Layout

- 4.1 The existing building layout will essentially remain as existing; the secure main entrance doors will provide access into the building adjacent to the main reception/office base and the 'offices' will be reverted back into ensuite bedrooms.
- 4.2 Being originally constructed as purpose built residential care home lends itself to the proposed residential use with very little modification to the existing layout.
- 4.3 Circulation throughout the building is provided by a central corridor with 2no. staircases and a passenger lift providing vertical circulation to the upper floor.
- 4.4 At ground floor level there is a large open plan day room/lounge space located off of the main corridor, a kitchen and separate dining space is located to the rear of the building and there is access into an enclosed courtyard area, there are several communal bathrooms and stores also present. At first floor level the space is predominantly ensuite bedrooms, with some ancillary store areas and communal bathroom facilities.
- 4.5 Externally, the site boundary treatments include a masonry wall topped by railings with gated access. There is also an enclosed courtyard providing external private space.
- 4.6 The large car park is secured by powder coated palisade fencing and a lockable gate during out of hours. There is an automated car park barrier accessed via key pad providing access during the day.

Part Five: Scale

- 5.1 The existing building is two-storeys in height and approximately 5m to the eaves and 7.5m to the ridgeline. There is no proposed extension to the existing buildings and therefore the existing scale is not affected.

Part Six: Access

- 6.1 The main entrance to the existing building is located on Nobby Stiles Drive and accessed via a short length of pre-cast concrete slab hardstanding, there is a set of double entrance doors which are secured by an access control system operated by way of a fob or push button release. There is also an intercom system for communication direct with the main reception, adjacent to the entrance lobby.
- 6.2 As previously noted, the building was designed and constructed as a purpose built residential care home and as such the main entrance door incorporates a level access threshold and the external hardstanding is also level with no stepped access. Internally, there is an existing passenger lift providing access to the upper floor which shall be retained.
- 6.3 The proposed residents would utilise the Greater Manchester public transport system with the most local bus stop located on Rochdale Road (approximately 160m) and Shudehill Metrolink Station (approximately 965m).
- 6.4 Staff who drive will utilise the existing large, secure car park with a notable reduction in vehicles with an anticipated 5no. staff members down from the current maximum of 25no. office staff. There would be no requirement for on street parking.
- 6.5 Nobby Stiles Drive has limited on street parking and is largely marked both sides with single yellow lines and signed with a restriction on parking between 8.00am and 6.00pm. There is also an area of hatching in front of the school entrance with signed restrictions instructing on no parking between 8.00am and 5.00pm Monday to Friday.
- 6.6 Access by emergency vehicles will not be affected.

Part Seven: Landscaping

- 7.1 The surrounding landscape will not be altered as part of this proposal. There is an existing area of soft landscaping to the front elevation comprising of a central grassed area with small bushes, plants and trees in perimeter planted areas all of which will be retained.
- 7.2 There is also a small area of planting to the central enclosed courtyard area which again will be retained.
- 7.3 The car park tarmacadam hardstanding will be retained.

Part Eight: Appearance

- 8.1 As previously noted, there are no proposed extensions or alterations to the existing buildings which will remain unchanged in their appearance.

Appendix 1 - Photographic Schedule



Photograph 1 – Front Elevation



Photograph 2 – Left Hand Side Elevation



Photograph 3 – Enclosed Courtyard