

RED DOOR

DESIGN AND ACCESS STATEMENT

DECEMBER 2025

OMIArchitects

PREPARED ON BEHALF OF

Caritas Salford (Diocese of Salford)

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IMAGE

Proposed Red Door External Visual (OMI Architects)

1.0

INTRODUCTION

1.1 INTRODUCTION

1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by Caritas Salford (Diocese of Salford) for a purpose-built day centre for people who are homeless or at risk of homelessness in Bury.

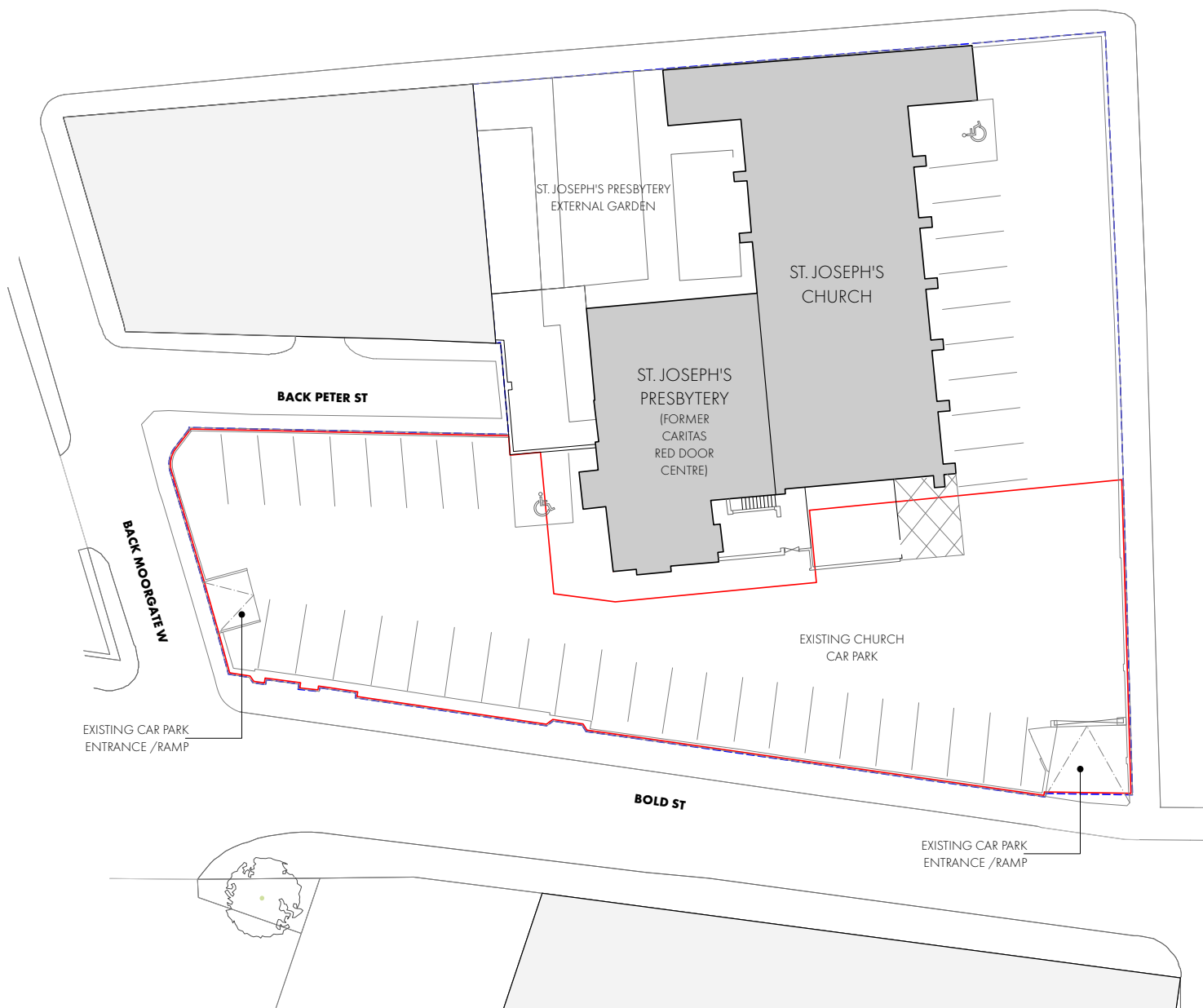
1.1.2 The proposal comprises circa 181 sqm of accommodation in a single-storey building accommodating an office, kitchen, wash facilities, meeting room, and activity room. Up to 30 visitors will use the accommodation.

1.1.3 Caritas Salford is a social action charity currently operating from the existing St Joseph's presbytery to provide much needed services and support for vulnerable people. The proposals would replace the existing Red Door centre and ensure services can be provided to a high quality for years to come. The new space will be fully accessible, fit for purpose and welcoming to those in need.

1.2 SUPPORTING DOCUMENTS

1.2.1 The purpose of this document is to set out the design principles and strategy behind the proposals, and it should be read in conjunction with the planning drawings prepared by OMI Architects, along with the following supporting documents:

- Application Forms and Covering Letter
- Crime Impact Statement
- Archaeological Assessment
- Biodiversity Net Gain Assessment
- Flood Risk Assessment
- Energy Assessment
- Heritage Statement
- Parking & Servicing Details
- Transport Statement & Travel Plan
- Drainage Strategy
- Phase 1 Ground Conditions Report (Including Coal Mining Reports)



IMAGE

Existing site plan (application boundary shown in red & St Joseph's RC Church Ownership shown in Blue). Drawing No. L0002.

2.0

SITE LOCATION AND CONTEXT

2.1 SITE LOCATION & CONTEXT

2.1.1 The proposal will be located on part of the existing St Joseph's Church car park, which is north-east of the town centre and north of The Rock Shopping Centre in Bury town centre. This area features a mix of residential, industrial, commercial, retail, and ecclesiastical uses. There are no listed buildings within the site's curtilage, and the site is not within a Conservation Area.

2.1.2 The wider site, owned by St Joseph's RC Church, includes the church and Presbytery, which were built around the 1890s. Originally, the plot included the former St Joseph's Primary School, along the southern end of Bold Street, but this was demolished in the 1980s.

2.1.3 The site is accessible via the current Bold Street entrance, which leads to the surface car park. It is bounded by Peter Street to the north, beyond which are several two-storey terraced properties. To the east, there is an industrial estate comprising commercial and industrial units. Back Moorgate West runs along the southern edge of the property, beyond which lies a small car park and the Moorgate Retail Park across the B6222. Back Peter Street adjoins the western boundary of the site, beyond which are several small local shops.

2.1.4 On the wider site there are currently 40 parking bays, the parking area is raised significantly above street level and is retained with a low-quality brickwork wall.

2.0

SITE LOCATION AND CONTEXT

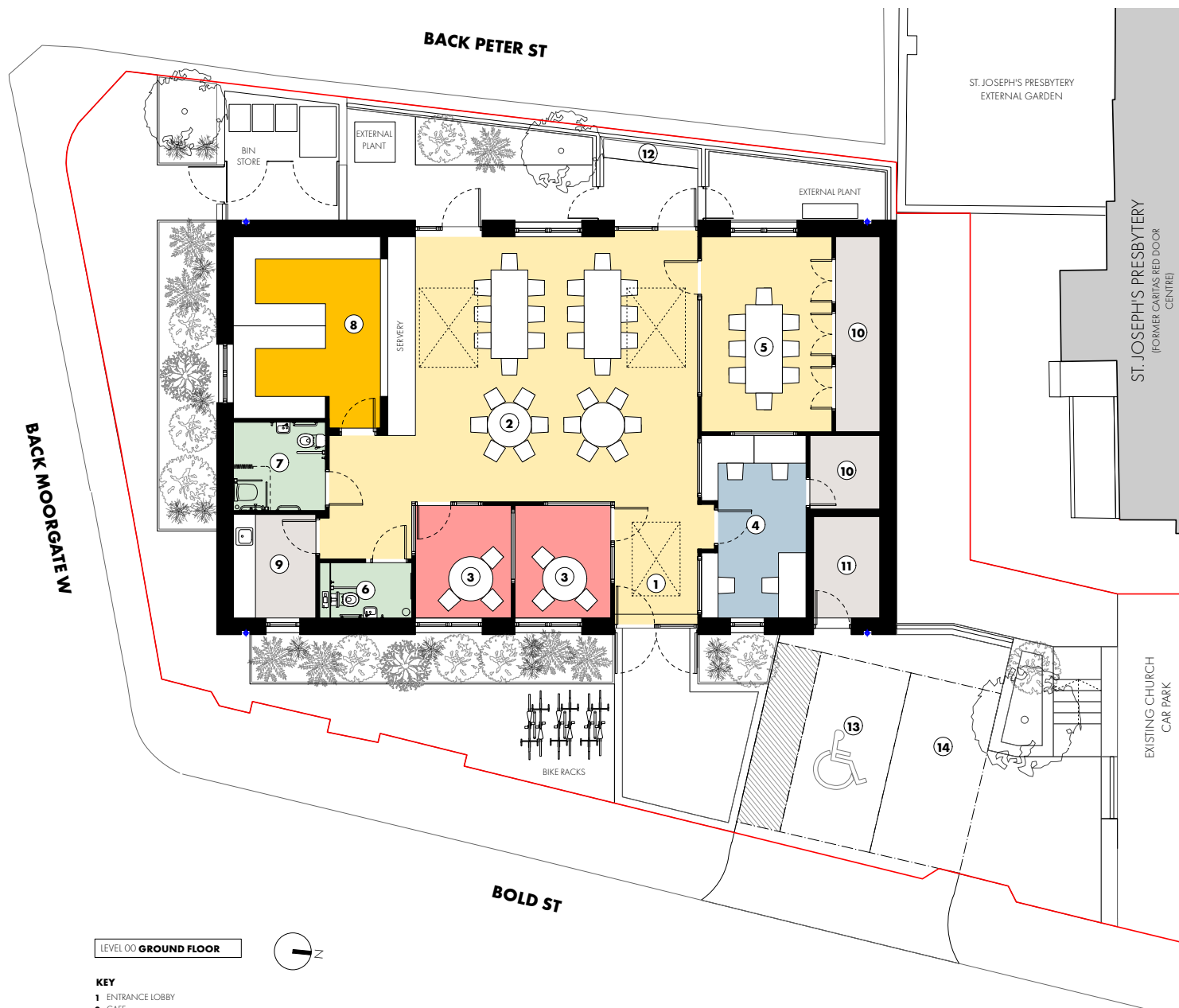
2.2 RED DOOR CENTRE

2.2.1 Caritas Red Door, run by the charity Diocese of Salford, currently operates out of the former presbytery (priest's house) connected to St Joseph's Church. Red Door supports people who are homeless or at risk of homelessness to resolve their housing issues, to build their skills and resilience and improve their wellbeing.

2.2.2 The Presbytery was converted into a non-residential institution (Use Class D1) in 2011. Historically, the centre ran a drop-in session twice a week, offering food, clothing, and a warm drink. In 2022, the service expanded with new staff and a volunteer team. The centre now operates five days a week with a new drop-in, advice, and activities programme. Due to this expansion and an increase in homelessness and demand, the charity has outgrown the Presbytery facilities, which are no longer suitable for its needs.

2.2.3 The existing building is set over several floors and multiple small rooms, with limited catering facilities. This makes it difficult to provide warm meals, organise activities, and host training sessions, along with very poor access for those who have more restricted mobility.

2.2.4 The constraints of the existing building is now limiting the quality of the services that can be provided, and this is having a direct impact on the ability of Red Door to provide facilities which are accessible comfortable and dignified for the users. There are also long-term issues with the building which will require extensive refurbishment, and this is likely to present further difficulties if Red Door were to remain in that space.



LEVEL 00 GROUND FLOOR



KEY

- 1 ENTRANCE LOBBY
- 2 CAFE
- 3 MEETING ROOM
- 4 OFFICE
- 5 ACTIVITY ROOM
- 6 ACCESSIBLE WC
- 7 ACCESSIBLE SHOWER & WC
- 8 KITCHEN
- 9 LAUNDRY / SLUICE
- 10 STORE
- 11 PLANT
- 12 SMOKING AREA
- 13 ACCESSIBLE PARKING SPACE
- 14 PARKING SPACE

IMAGE

Proposed ground floor plan. Drawing No. L1000.

3.0

DESIGN PROPOSALS

3.1 PROGRAMME / PLAN

3.1.2 The new day centre layout addresses specific requirements and how the Red Door centre is to be operated, as well as the need for full visibility across the floor plan. Capable of accommodating up to 30 visitors, the centre provides the following spaces:

- staff office
- kitchen
- wash facilities
- meeting rooms
- activity room

All the spaces are directly connected to the main café/greeting area, which serves as the central spine of the proposal, and to the rear landscaped area to Back Peter Street.

3.1.3 The main entrance will be from Bold Street, and users will be welcomed into the main Café space from which all other spaces are accessed. The space will be light and open, with good visibility from staff and other visitors, with access to the meeting rooms directly from this space. The kitchen/servery and accessible washing facilities are located towards Back Moorgate West, and storage space is along the other gable facing onto St Joseph's Presbytery.

3.1.4 During the early-stage site review, it became clear that the level difference between the Bold Street pavement and the existing car park area designated for the Day Centre posed accessibility challenges. Retaining the existing site levels required long ramps and would result in the loss of car parking spaces that are not allocated for development. To achieve level access, the site has been lowered to match the street level, and removing the boundary walls creates an open, welcoming appearance.



IMAGE

Aerial sketch (OMI Architects)

3.0

DESIGN PROPOSALS

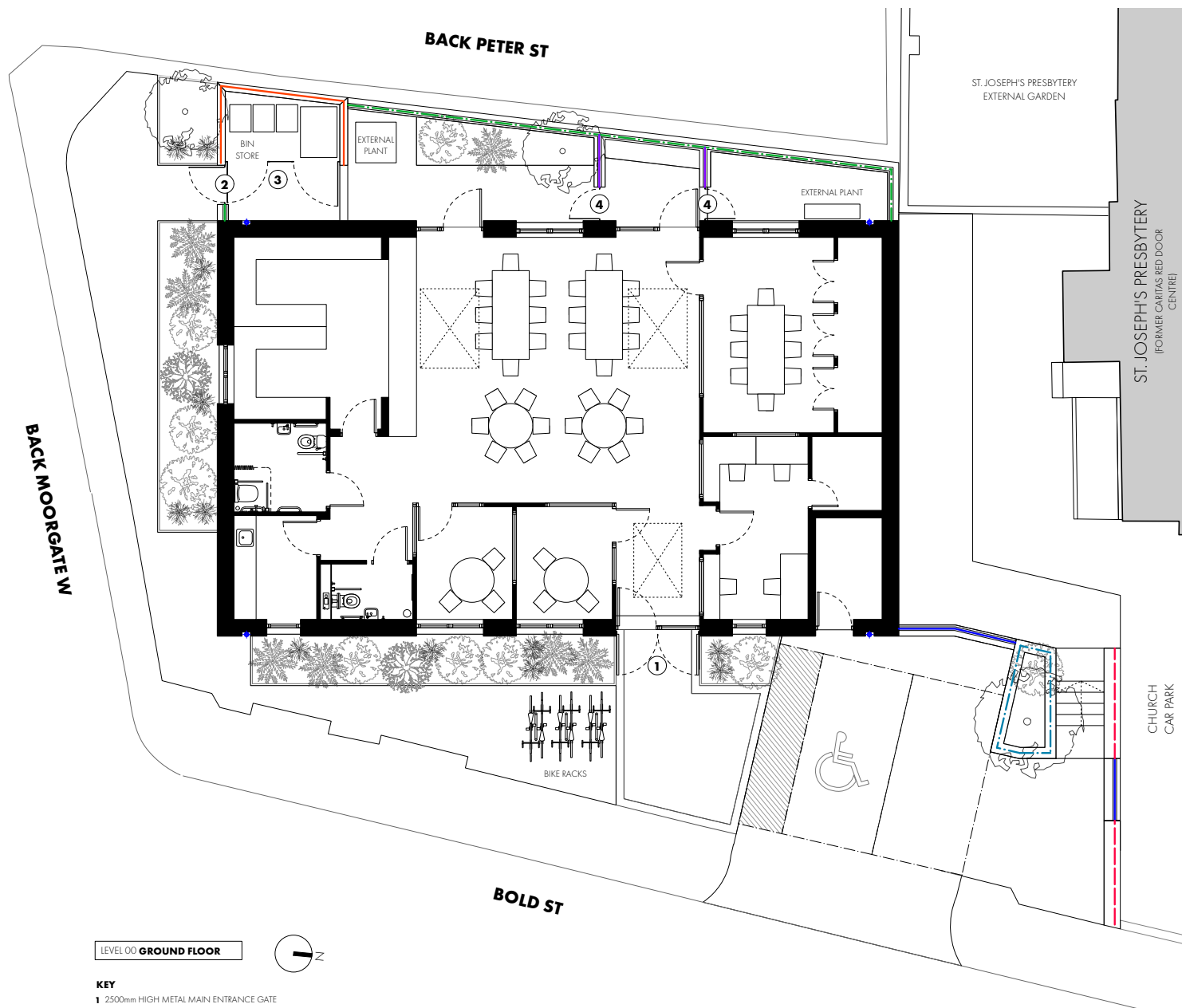
3.2 MASSING / SCALE / MATERIALS

3.2.1 The brief called for a simple form and robust, suitable and low-maintenance materials which give the Red Door a new presence on Bold Street. The single-storey and pitched form, with expressed brickwork gables, subtly references the existing St Joseph's Church.

3.2.1 The overall scale of the building gives a presence and holds the corner on Bold Street and Back Moorgate West. At the same time, it maintains a lower height, sitting below the two-storey shops on Peter Street. This allows the presbytery and church to remain the focal point when approached along Bold Street.

3.2.1 The chosen material palette of brickwork, cast stone, aluminium windows/doors, aluminium spandrel panels, clay tile roofing, and zinc standing-seam dormer references the Red Door's marketing colour, so that the building can be recognisable and portrayed as a beacon for both existing and new visitors seeking it. The feature dormer demarcates the main entrance and brings light into the main entrance area, creating a warm, well-lit environment for visitors and staff.

3.2.1 The chosen red brickwork grounds the building and, in appearance, responds to the local context. Meanwhile, the windows and cast-stone elements break up the massing, providing features which reference the piers and buttresses of St Joseph's Church.



IMAGE

Proposed Landscape Plan. Drawing No. L1005.

3.0

DESIGN PROPOSALS

3.3 LANDSCAPING / BOUNDARY TREATMENT

3.3.1 Removing the existing boundary wall and lowering the levels allows the pavement to be widened, creating an open approach to the main entrance. The proposed asphalt surfacing extends the existing pavement to ensure continuity. The main entrance and rear garden are demarcated by Dutch block paving, giving a sense of arrival.

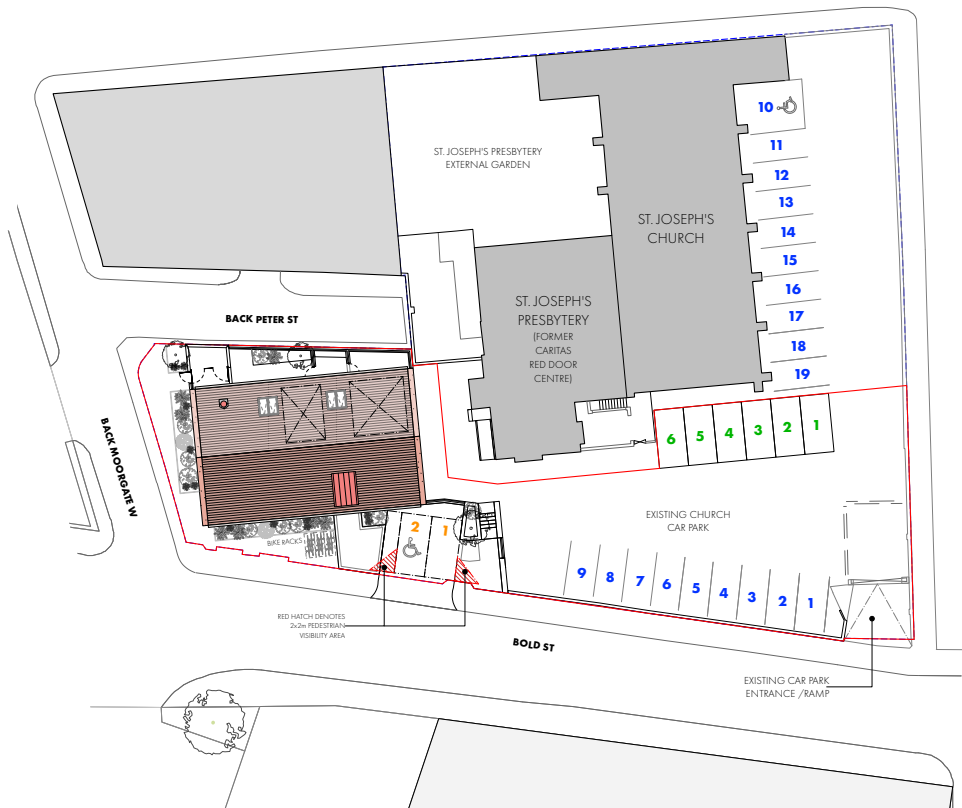
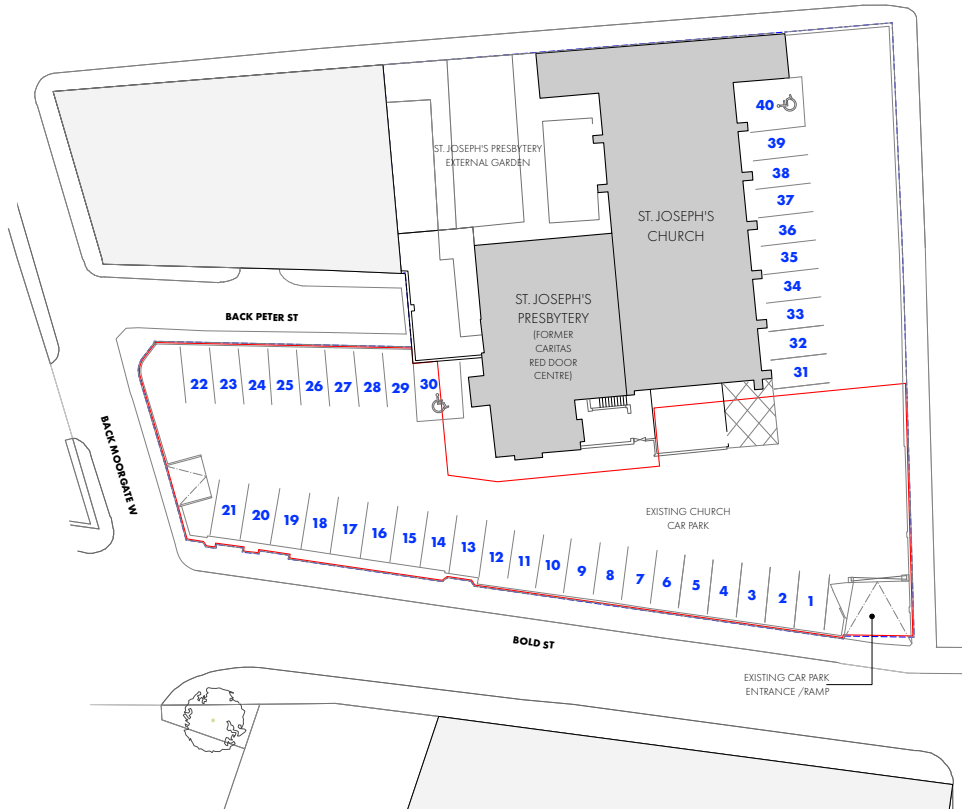
3.3.2 Low-level aluminium-edged planters are placed in front of windows to provide a boundary zone from the street and openable windows. Meanwhile, low-level brick walls and metal railings form a 2.1m boundary to Back Peter Street without impairing visibility from inside the building to it.

3.4 Security / Lighting

3.4.1 In addition to surveillance from within the building, CCTV will be installed to provide all-around coverage of the main entrance, rear, and sides. CCTV and external PIR lighting will cover the area between the existing Presbytery and the proposed gable end.

3.4.2 The main entrance and rear external doors will be illuminated with external wall lighting to mark the entrance and provide external lighting to the immediate area. External low-level wall lighting is planned along the external steps leading to the existing car park, while two lamp columns are proposed near the on-site parking spaces and bicycle area.

3.4.3 A secondary steel gate proposed for the main entrance provides additional security and protection, and internal shutters are proposed for out-of-hours. Furthermore, doors, windows, and access control specifications will be in line with the recommendations in the Crime Impact Statement proposed by Greater Manchester Police (Design for Security).



IMAGE

Top Image: Existing Car Park Layout. Drawing No. L0005.

Bottom Image: Proposed Car Park Layout. Drawing No. L0006.

4.0

ACCESS

4.1 Accessibility / Parking

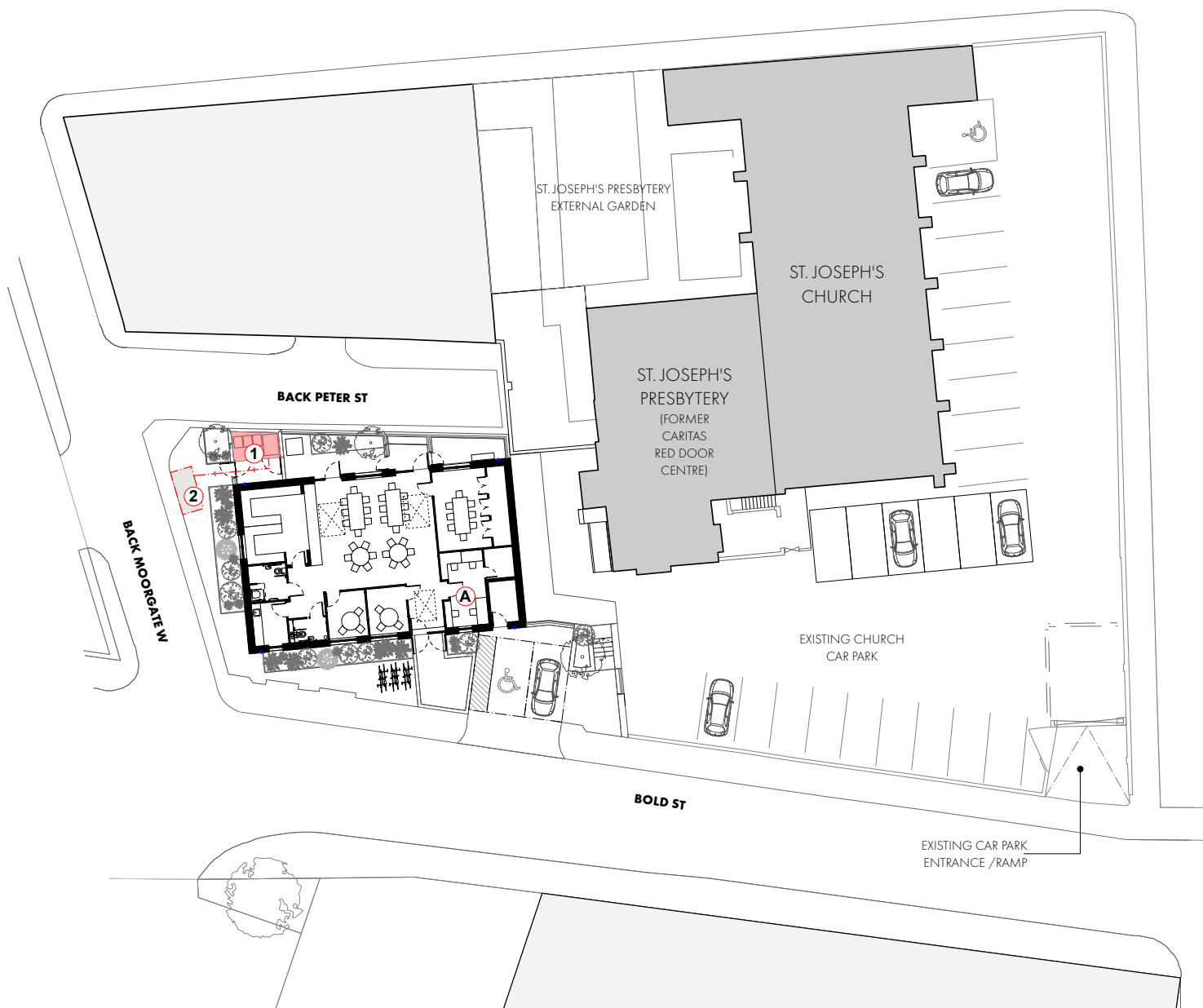
4.1.1 All external doors are level access from the pavement and/or external circulation routes. External steps lead to the presbytery and church car park.

4.1.2 Internally, the shower and WC facilities are accessible for wheelchair users; the remaining accommodation is contained on one level and will be accessible to Approved Document M (vol. 2) throughout.

4.1.3 The existing St Joseph's car park contains 40 spaces; the application site occupies 30 of these as seen on the Existing Site Plans and Car Park Layout Plan. As part of the proposals, 6 additional spaces will be located on the eastern edge of the Church resulting in a total of 25 spaces for use by people attending the Church. These works will result in minor alterations to the external surfacing and the removal of steel fencing in the area of site retained for church parking.

4.1.4 Two parking spaces (including one designated accessible bay) are proposed on the Red Door site, accessed from Bold Street, and three cycle stands providing six spaces are proposed directly in front of the main entrance with visibility from the main office.

4.1.5 The total site parking (including the existing Church Car Park) is therefore 27, resulting in a reduction of 13 spaces relative to the existing.



PROPOSED SITE PLAN 1:250



KEY

- 1 BIN STORE WITH LOCKABLE GATES WITH TIMBER SLAT INFILL
- 2 REFUSE COLLECTION POINT

IMAGE

Site photograph

4.0

ACCESS

4.2 Refuse Management

4.2.1 The new Red Door Centre will operate similarly to the current Red Door, and consequently, it is not expected that the development will substantially affect existing refuse collection arrangements.

4.2.2 Four domestic-sized wheeled bins are currently used at the Red Door Centre: general waste, mixed recycling, glass, and food. While the specific arrangement is subject to future agreement between the building management and a commercial waste service provider, the proposal provides sufficient space to accommodate 1no. 1100L Eurobin and 3no. 240L wheeled bins for mixed recycling, glass, and food/garden waste.

4.2.3 The bin store would be external to the building and accessed directly outside, within the rear landscaped area of the proposal. It would be constructed from brickwork matching the main building, with key access by management. On refuse collection days, the bins would be moved to Back Moorgate West, where the proposal has widened the pavement, and then returned to the bin store afterwards.

5.0

CONSULTATION

5.1 Asteer Planning, OMI Architects, Muse, and Caritas first met with Bury Council (Planning and Highways) on 02/07/24. At the first of these meetings, the brief, accommodation, and building massing were presented. The main discussion centred around Highways and parking. A list of further surveys and the validation requirement documentation were confirmed in the meeting.

5.2 A second meeting with Bury Council (Planning), Asteer Planning, and OMI took place on 05/11/25. This included a fully developed set of plans, primary elevations, and CGI imagery, including the results of the additional surveys requested after the first meeting.

5.3 A leaflet drop in the immediate area was issued, providing an overview of the scheme proposals and how residents and businesses can get in touch.

6.0

CONCLUSION

6.1 The proposed scheme for the new Red Door Centre will provide fit for purpose accommodation and services to those who need it most in the local community. The new-build centre will be fully accessible, high quality, robust and ensure users have access to Red Door's services in comfort and dignity. The centre will also give the charity an improved presence on the site and be welcoming to all for years to come.

