



**MANX
DEVELOPMENT
CORPORATION**
ENABLING REGENERATION

News Release

Manx Development Corporation
3rd Floor, 22-24 Victoria Street
Douglas
Isle of Man
IM1 2LE

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Redevelopment of Former Nurses' Home

Issued by the Manx Development Corporation (MDC)

The Manx Development Corporation (MDC) is pleased to announce the submission of its first planning application to reimagine and revitalise the Former Nurses' Home on Westmoreland Road, Douglas. The full refurbishment of the iconic building will provide contemporary one and two bedroomed apartments, and a coffee and patisserie facility. A modern glazed rooftop extension will provide additional apartments with stunning views over Douglas Bay.

Originally built in 1953, the building's previous life took the form of a temporary home for hundreds of nurses supporting Noble's Hospital, however, the structure has been unused and deteriorating for many years. The decision to retain the building has been driven by its architectural merit (it has recently been nominated to be registered), the sustainable benefits associated with existing building retention, as well as the landmark presence of the significant block.

Extensive investigations have been undertaken to ascertain the condition of the building and have determined that asbestos and water ingress are significant challenges. The MDC is overcoming these issues through extensive remediation and remodelling, in keeping with the original design of the structure.

The development will be sustainable (to BREEAM standards) and will represent a significant achievement by being the first residential refurbishment on the Island to receive BREEAM accreditation.

Chair of the Board, Sean Gilbert, commented:

"I am delighted at what we have achieved in a short space of time, especially as MDC has only been fully operational since September 2021 with a very small team. We have an ambitious programme of work ahead of us, with more projects in the pipeline over the coming months and years.

We are proud to have started to fulfil our purpose to be a catalyst for brownfield site development in the Isle of Man, starting with the Government owned sites but also establishing partnerships with Island based developers and other service providers."

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Media Contact:

Dane Harrop, Managing Director
Manx Development Corporation
dane.harrop@mdc.im
01624 777310

Notes for Editors:Manx Development Corporation (MDC):

The Manx Development Corporation is an 'arms-length' commercial company, of which the Treasury Minister is the nominated shareholder. The MDC's remit focuses on developing Government owned and unoccupied or previously developed sites, and supporting the transformation of urban and brownfield sites across the Island.

<https://www.gov.im/about-the-government/departments/the-treasury/manx-development-corporation/>

BREEAM Accreditation:

BREEAM is the world's leading sustainability assessment method for masterplanning projects, infrastructure and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.

BREEAM does this through third party certification of the assessment of an asset's environmental, social and economic sustainability performance, using standards developed by BRE. This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.

<https://www.breeam.com/>