



Crown Street Primary School

DESIGN & ACCESS STATEMENT

Renaker Build Ltd

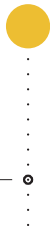
C3-AKL-Z100-RP-XX-0001

March 2022

arkilab
DESIGN STUDIO

ACKNOWLEDGEMENT

In preparation of this Design & Access Statement to support the Reserved Matters Application for the Primary School on the Crown Street site, as part of our overall collaboration, text and images from the overarching development DAS, **Z1-SHP-A180-RP-XX-B5D801**, have been used with the express permission of **SimpsonHaugh and Partners**.



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1.0 INTRODUCTION

1.0 Introduction

This Design and Access Statement has been prepared by Arkilab Design Studio in collaboration with SimpsonHaugh and Partners, in support of the Reserved Matters Application for Crown Street IFE Primary School, which forms part of Phase C of the Crown Street Phase 2 Development. The site forms part of the Great Jackson Street regeneration area and is situated between Silvercroft Street, Crown Street and the Mancunian Way.

Hybrid planning permission was granted for Crown Street Phase 2 under application 126668/FO/2020 in August 2020. The hybrid planning permission provides outline consent (all matters reserved) for Phase C (Education facility) of the Crown Street Phase 2 development, that is now the subject of this Reserved Matters application.



Site Aerial Image

Planning Permission 126668/FO/2020 has been subject to a couple of amendment applications, namely:

- 128226/NMC/2020 (approved 22 October 2020) – NMA for the variation of Condition 19 (Phase A – Noise Insulation for Residential Accommodation) and Condition 57 (Phase B – Noise Insulation for Residential Accommodation).
- 131955/NMC/2021 (approved 5 January 2022) – NMA for alterations to the layout of the Penthouse Level (Level 49 Duplex Lower and Level 50 Duplex Upper) of building C5, resulting in an increase of 2 units (0.2% increase) from 855 units to 857 units.

This document should be read in conjunction with the Design and Access Statement submitted in support of the Phase Two application (ref 126668/FO/2020), which sets out the design and thought process which the development/design team went through in developing the Phase Two designs in 2019/2020 and sets the proposed designs in the context of the site's current setting, its history, and its current development context, including the Great Jackson Street Strategic Regeneration Framework within which the Crown Street site sits.

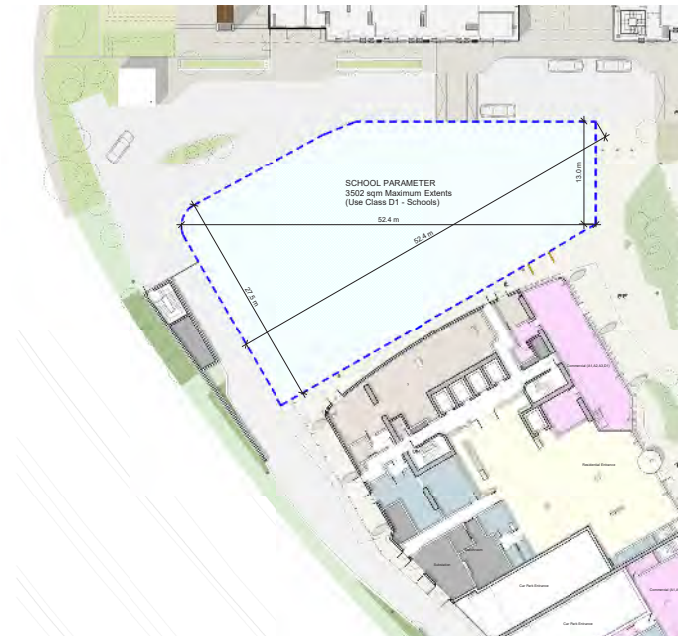
The proposed development of Crown Street School incorporates a IFE primary School with 26FTE Nursery places and an additional provision of a Private Daycare for 25 children ages 2–5.

1.0 Introduction

The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the application drawings prepared by Arkilab Design Studio, along with the following supporting documents:

- Application Form prepared by Deloitte
- Existing Site Plan / Site Location Plan prepared by SimpsonHaugh and Partners
- Full suite of proposed plans, sections and elevations prepared by Arkilab
- Design and Access Statement, including accommodation schedule prepared by Arkilab (with input from SimpsonHaugh and Partners)
- Environmental Standards Statement prepared by Element Sustainability
- Ventilation Strategy prepared by MEP Design
- Flood Risk Assessment and Drainage Strategy (information pack) prepared by WSP (as per condition discharge application CDN/20/0718)
- Fire Statement prepared by Hoare Lea
- Crime Impact Statement prepared by Greater Manchester Police (Secure by Design team)
- Local Labour Agreement (LLA) (resubmission of LLA approved as part of hybrid planning permission) prepared by Renaker Build Ltd
- Site Waste Management Strategy (within DAS) prepared by Arkilab
- Waste Pro-Forma prepared by Arkilab and Renaker Build Ltd
- Planning Statement prepared by Deloitte
- Covering Letter prepared by Deloitte
- Environmental Statement (ES) Addendum, including:
 - ES Addendum Volume 1 – tracked change
 - ES Addendum Volume 2 (Technical Appendices)
 - Appendix 6.3 – Air Quality EIA Technical Note (2022) prepared by Ensafé
 - Appendix 7.2 – Noise Assessment / Environmental Noise Study (2022) prepared by Fisher Acoustics
 - Appendix 8.2 – Solar Glare EIA Technical Note (2022) prepared by GIA
 - Appendix 12.3 – Wind EIA Technical Note (2022) prepared by WSP
 - ES Addendum Volume 3 (Non-Technical Summary) – tracked changes

1.1 RESERVED MATTERS APPLICATION



Approved Parameter Plan

PHASE C (SCHOOL) APPROVED PARAMETERS

- Use Class: D1 School
- Maximum Extent: 3,502 sqm
- Footprint Maximum Parameters
- Maximum approved height 18.3m (+51.600 AOD)

PHASE C (SCHOOL) PROPOSED PARAMETERS

- Building Footprint 700.95sqm
- Total GIFA 1,886sqm
- Max. Height 15.3m (+48.600 AOD)

2.0 SITE

2.0 Site

AREA

Crown Street Phase 2 site is well placed strategically – located within the Great Jackson Street (GJS) Framework study area. Measuring approx 1.11ha the Site represents one of the few remaining opportunities of a cleared brownfield site within the city centre, with tremendous development potential.

The Site is bounded by the Deansgate Interchange Roundabout to the west, the Crown Street Phase 1 project, currently under construction to the north, Mancunian Way to the south and Crown Street to the east. Vehicular access is currently provided via Silvercroft Street.

CONNECTIVITY

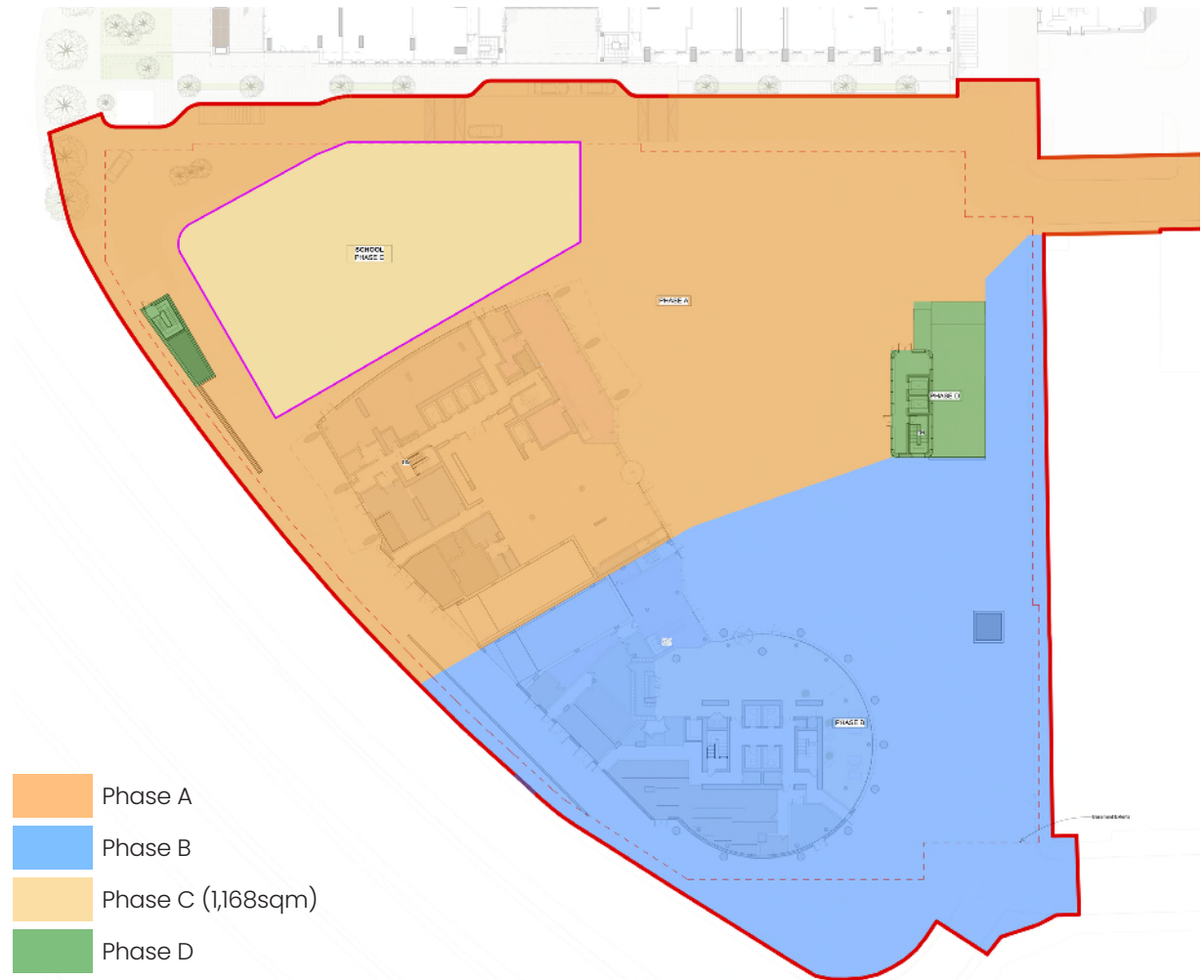
The Site sits between the established residential neighbourhoods including Castlefield and City Road East and key Strategic Development Zones of First Street and The Corridor.

The site is highly accessible. It is not only adjacent to the highways network, but is also within easy walking / cycling distance of various modes of public transport, as well as being within close proximity of all facilities and amenities within the city centre.

PHASES

The Phase Two development is subdivided into four sub phases – A, B, C and D. Phases A and B comprise two residential buildings, now known as The Blade and Three60, providing 857 apartments and associated facilities/amenities including private car parking, a public park, landscaping, public realm and servicing. Phase C provides a single form entry primary school. Phase D provides a public car park (3 storeys below ground), below the public park and the Phase C (school) site. Phases A, B and D of the Crown Street Phase Two development have been lawfully implemented and are under construction.

2.1 SITE LOCATION



Crown Street Phase 2 Phasing Plan

3.0 Brief / Design Development

INTRODUCTION

Crown Street Phase 2 sits within the Great Jackson Street Strategic Regeneration Framework study area as part of development Plot C, and this forms the context within which the new Primary School sits.

GREAT JACKSON STREET FRAMEWORK – 2015 / 2018

The Great Jackson Street Strategic Development Framework seeks to create a new neighbourhood on the southern fringe of Manchester city centre, on brownfield land between the River Medlock and the Mancunian Way. The Development Framework describes a development which will deliver a vibrant, safe, secure and sustainable community of circa 6400 new homes within a range of dwelling types and will also provide a series of supporting amenities and facilities (such as the primary school) which will ensure that Great Jackson Street provides an attractive place to live for a wide demographic.

INCREASED QUANTUM AND VARIETY OF PUBLIC SPACE

The masterplan defines a series of well connected public spaces which provide breathing space for the residents of Great Jackson Street and which support walking and cycling links through the Great Jackson Street area – providing north south connections between Hulme and Hulme Park and Knott Mill and the city centre and east west connections between Castlefield and First Street. The new public park at the heart of the Crown Street Phase Two development is key to this network of connected spaces and has direct connections to the pedestrian/cycle bridge to Hulme Park, the cycle path which runs alongside Chester Rd in and out of the city centre and, via Melbourne Street and Silvercroft Street, to the new riverside public space at Deansgate Square.

The proposed Primary School is a key component in the delivery of a sustainable community at Great Jackson Street, and is intended to serve the residents of emerging developments within the Great Jackson Street area, together with other existing local communities. As such, it is important that the school is located in a position which provides easy access to walking and cycling routes which connect those communities.

2.2 MASTERPLAN

The Design and Access Statement which supports the Crown Street Phase Two application (ref 126668/FO/2020) details the options that were considered in relation to siting the education facility within the Phase Two site, and the conclusion reached – that the most appropriate site for the school was as a standalone building at the heart of the Crown St development on the site identified for the school in the approved parameter plans – adjacent to the new public park at Crown Street and sitting between Elizabeth Tower and The Blade. The site is tapered in plan, with a narrow frontage to the new public park to the north east and a wider frontage to the Mancunian Way to the south west. Pedestrian and cycle access is from the new park which connects into the network of routes described above.



2.0 Site

CHESTER ROAD

A major arterial vehicular route in to the city centre, Chester Road is also a heavily used pedestrian and cycle route in to the city from the popular residential districts to the south of the city. The development of Crown Street Phase I has created an active frontage on to Chester Road and a strong edge to the north of the site.

GREAT JACKSON STREET

Running through the entire Great Jackson Street Framework area, this road links Chester Road and Medlock Street (culminating as City Road East).

SILVERCROFT STREET

Running parallel with Chester Road. Silvercroft Street is a tight cobbled street providing access to the Phase two site from Great Jackson St.

CROWN STREET

Stopped up as part of the Phase I works, Crown Street runs across the eastern edge of the site and can be accessed directly from the Mancunian Way. The pedestrian and cycling bridge from Hulme also terminates at this location.

The immediate environment is improving considerably as adjacent developments come to completion. Deansgate Square's riverside public realm opens up a riverside walkway connecting Castlefield to First Street. This, combined with the fact that retail and Food and Beverage outlets are beginning to open is starting to increase footfall through the area and beginning to generate some sense of great Jackson street as a 'place'. Renaker's castle Wharf on the Castlefield side of Chester Rd is now also complete.

2.3 SURROUNDING STREETS



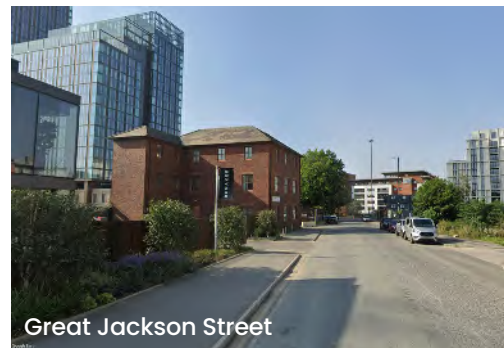
Chester Road Roundabout



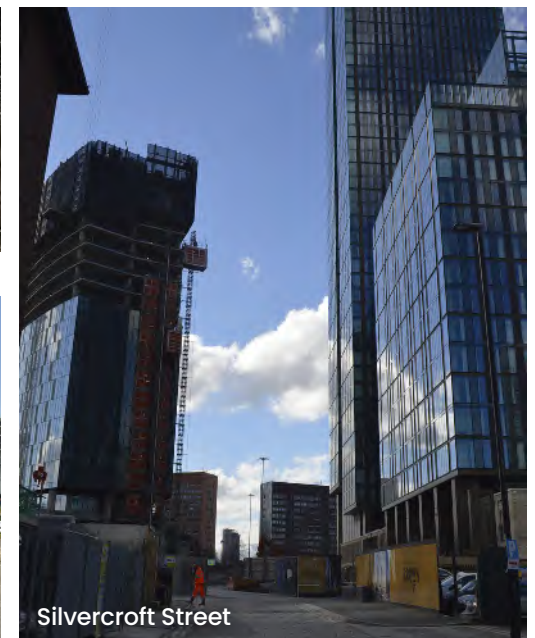
Crown Street Phase I



Mancunian Way / Melbourne Street



Great Jackson Street



Silvercroft Street

2.0 Site

2.4 SURROUNDING & EMERGING DEVELOPMENTS



2.0 Site

CONSTRAINTS

The layout and the design of the proposals have been informed and constrained by a number of key characteristics of the existing site and location.

The Outline permission granted in August 2020 has already set the parameter plan boundaries for the school site. Due to its urban location and being part of the wider development the available school development footprint is fairly constrained.

Mancunian Way

Consideration must be given to the prominence of the elevation to the Mancunian Way. Specialist consultant advice is being provided with regard to mitigating the noise and air quality impacts from the road.

Surrounding Buildings and Site Boundaries

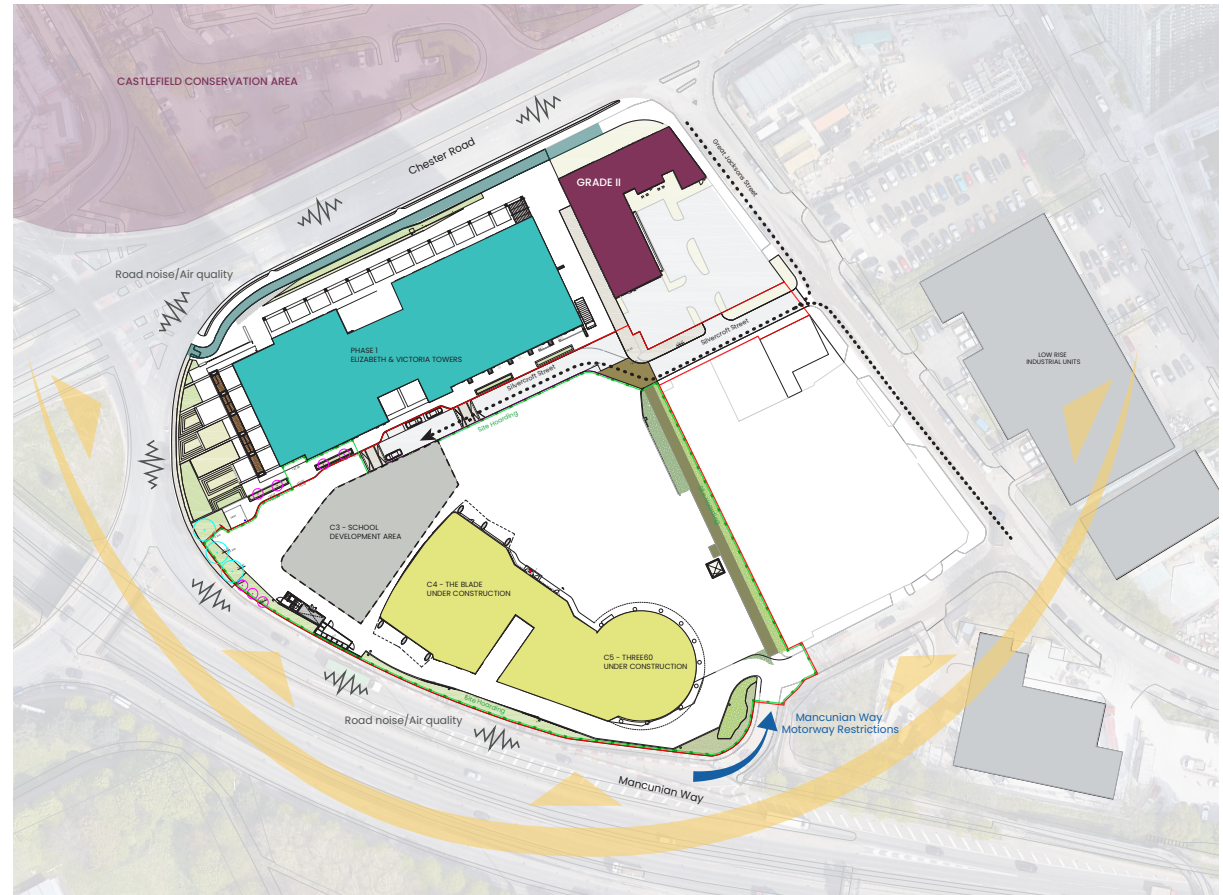
To the South the school development area is the new 52-storey residential tower, The Blade, that is being constructed as part of Phase 2 of the Crown Street Development. To the North of the school are Elizabeth and Victoria Towers, already constructed as part of Phase 1.

Orientation, distance, acoustics, shadows and position of internal spaces are all considered during the development.

Highways

The current road layout is currently being adjusted to enable development of the Site. In particular Crown Street has been stopped and Silvercroft Street is being realigned. Improvements have been undertaken as part of Phase 1 and continue in Phase 2, in order to create a clear circulation hierarchy with pedestrian priority where possible.

2.5 SITE CONSTRAINTS



Constraints Plan



3.0 BRIEF / DESIGN DEVELOPMENT

3.0 Brief / Design Development

ENGAGEMENT

The design team have pro actively engaged with both Manchester City Council, including planning officers and local Ward Councillors, and the Local Education Authority (LEA). As part of the process of bringing forward the Phase 2 planning application, Renaker Build Ltd met with representatives from the Educational Authority and MCC to present the design proposals for the Crown Street Phase 2 scheme.

In advance of the planning submission, Renaker Build Ltd and the Educational Authority have worked together and reached a point where the location and design principles of the School are agreed.

The design has been developed in line with the parameters approved as part of the outline consent.

PHASE C (SCHOOL) APPROVED PARAMETERS

- Use Class: D1 School
- Maximum Extent: 3,502 sqm
- Footprint Maximum Parameters
- Maximum approved height 18.3m (+51.600 AOD)

PHASE C (SCHOOL) PROPOSED PARAMETERS

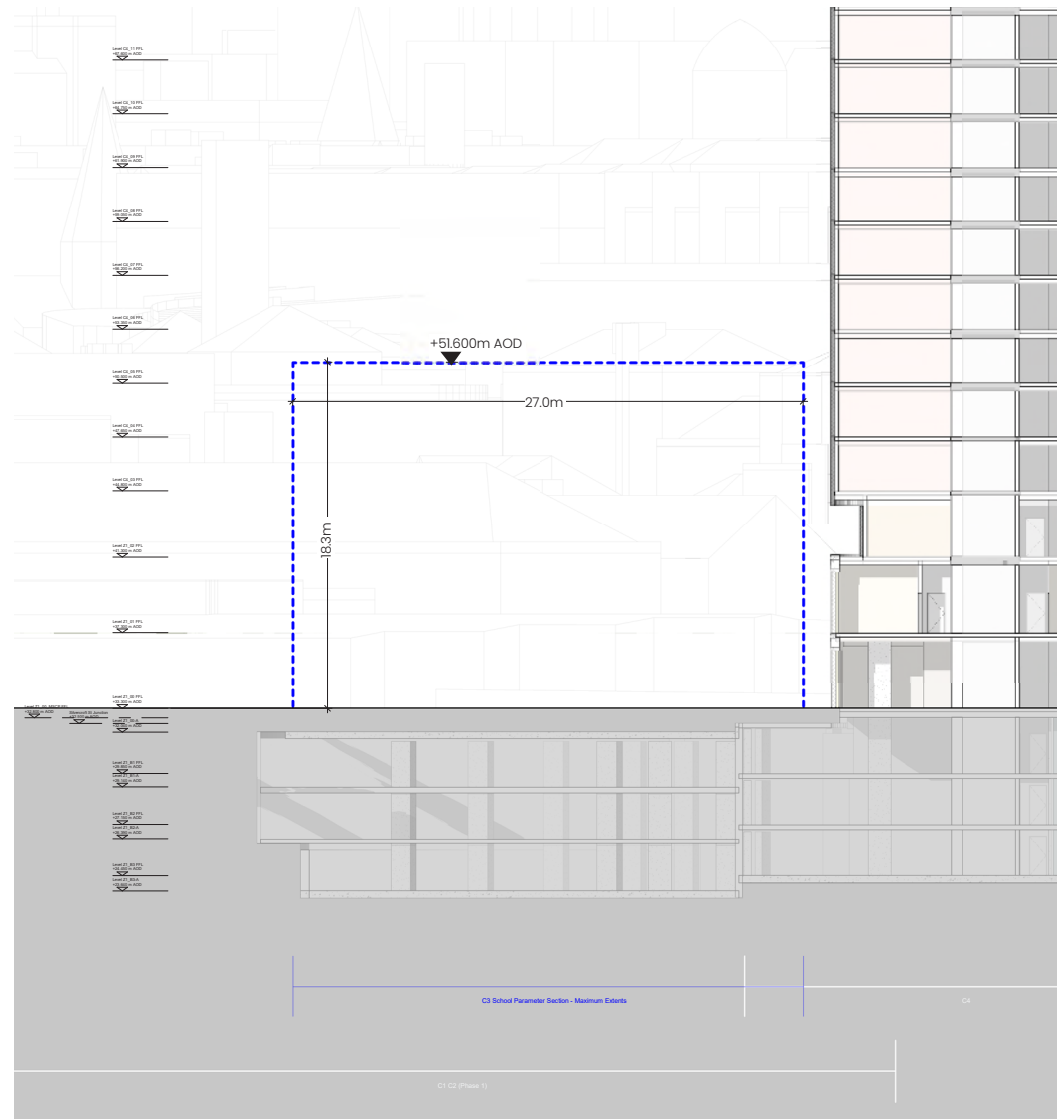
- Building Footprint 700.95sqm
- Total GIFA 1,886sqm
- Max. Height 15.3m (+48.600 AOD)

3.1 PARAMETER PLAN / OUTLINE APPROVAL



Parameter drawing - Plan

3.0 Brief / Design Development



Parameter drawing - Section

3.1 PARAMETER PLAN / OUTLINE APPROVAL

THE BRIEF

The brief, for a single form entry primary school has been developed based on DfE (Department for Education) guidance and requirements.

- Nursery and reception classrooms each with direct access to external play areas to allow continuous access between the inside and outside for pupils.
- Six school classrooms, serving the Year 1 to 6 classes.
- Support facilities including external play areas, storage, wcs, small group rooms, resource, therapy and library facilities and a food/science/DT area.
- A school hall which provides space for a range of activities including assembly, PE and dining, supported by storage and kitchen facilities. The hall should be accessible out of school hours for use by community groups and in order to provide breakfast and after school provision for pupils.
- Administrative facilities including accommodation for the school's headteacher and office staff, waiting and reception areas and a staff room.

In addition to the above, the brief required a separate, 25 place private day care facility, which was to be designed as a standalone facility, but have the potential to be connected to and operated alongside the school, should this be desired in future.

The day care facility is to provide three spaces: for under 2s, 2 year olds and 3 to 5 year olds, supported by kitchen toilet and administrative facilities and their own external play area.

INITIAL CONCEPT DESIGN

Considerable work was done prior to the outline application, in consultation with Manchester City Council and the Local Education Authority (LEA), to establish that the proposed site could accommodate the accommodation detailed above, in compliance with the Department for Education's guidelines and in a way that the LEA considered provided an appropriate arrangement for a primary school. The concept that emerged from these discussions was for a logical arrangement which separates the school's facilities into a series of horizontal layers, relating to a child's progression up through the school years, within a three storey volume with the main school playground located on the roof.

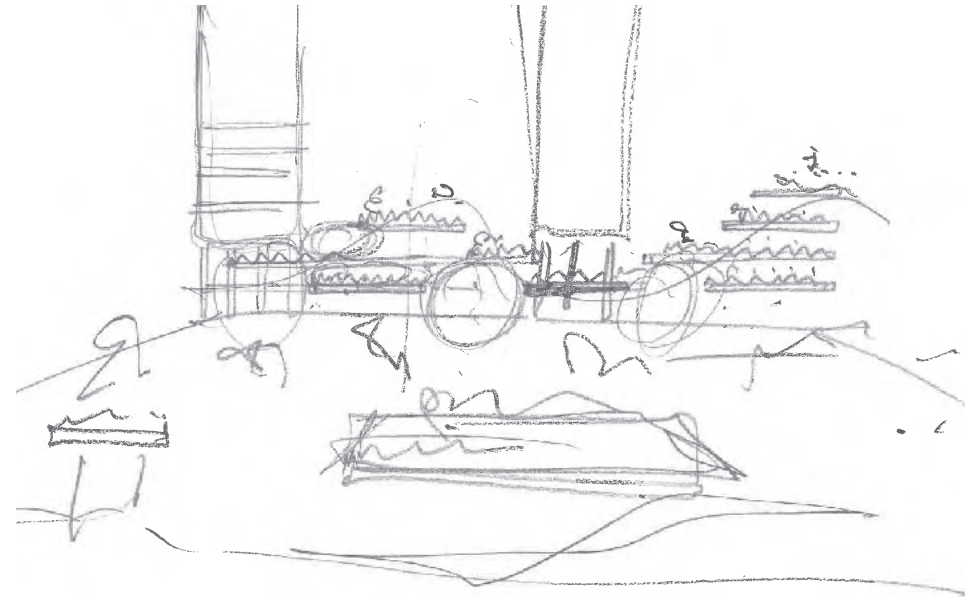
3.0 Brief / Design Development

DEVELOPING DESIGNS

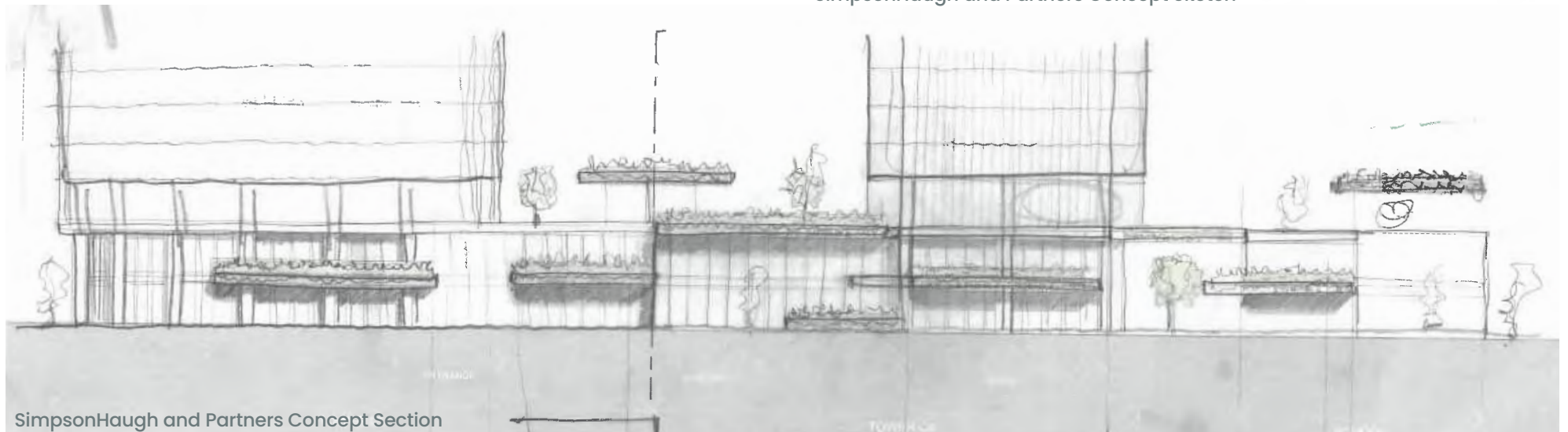
The intention throughout has been to create a direct relationship in mass, form and materiality between each of the buildings on the Crown Street site; Elizabeth Tower and Victoria Residence (Phase 1) and The Blade, Three60 and the school (Phase 2).

The initial concept of the school developed as an idea of series of terraces that relate in overall scale to both the adjacent buildings and are stepping back away from the park in a similar way, as shown on the concept sketches and imagery adjacent.

3.2 CONCEPT DEVELOPMENT



SimpsonHaugh and Partners Concept Sketch



SimpsonHaugh and Partners Concept Section

3.0 Brief / Design Development

In its proposed location, the school complements the Crown Street Plot and allows a larger space on site to be given over to the public park.

This allows the park to open out towards the rest of the Framework Area.

Overall, the public benefits of the site are maximised, including the direct benefit to the future use of the school.

3.2 CONCEPT DEVELOPMENT



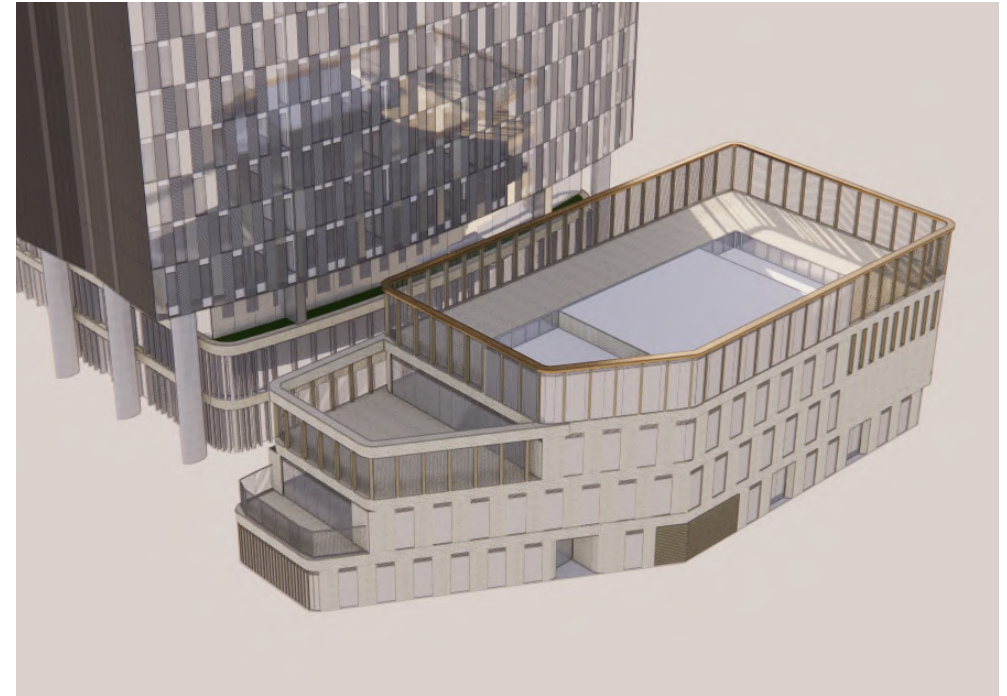
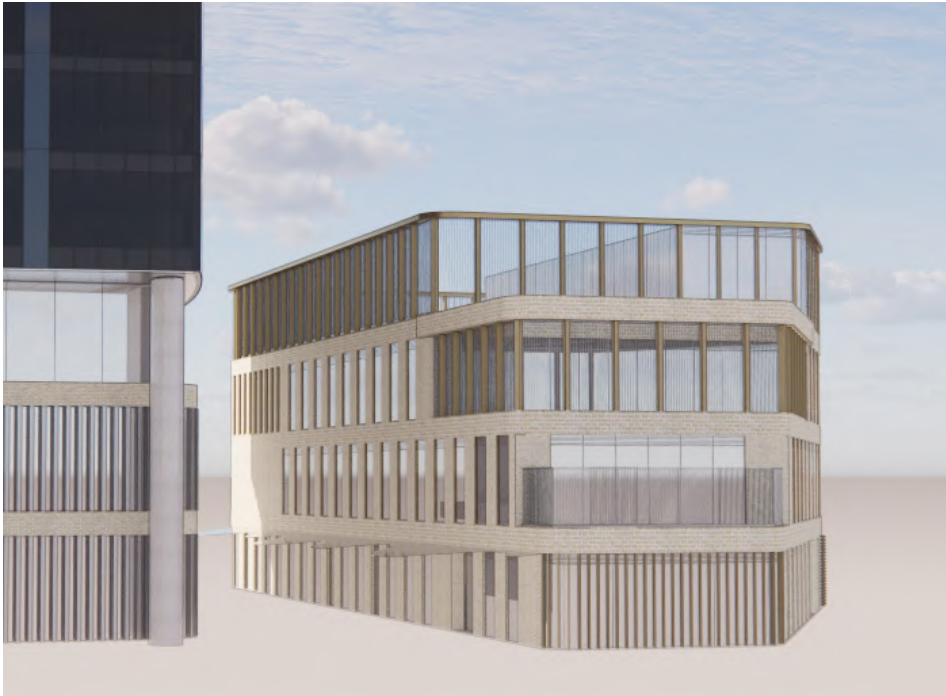
SimpsonHaugh Initial Concept Visual

3.0 Brief / Design Development

CONCEPT OPTION 1

The designs for Crown Street Phase One and Two, and particularly the expression of the buildings as residential towers set above brick podiums was developed as a direct response to the listed Bridgewater House on the site adjacent.

The scale of the phase one podium relates directly to the eaves of Bridgewater House. The phase one podium has quite a formal and regular architectural expression, whereas the Phase two podium, using the same brick, is expressed as a series of flowing horizontal brickwork bands with expressive curved corners at each floor level intended to relate to the natural forms of the park. Materially, the brick chosen for both is intended to contrast with and complement Bridgewater House, rather than trying to replicate the appearance of the listed building.



3.2 CONCEPT DEVELOPMENT

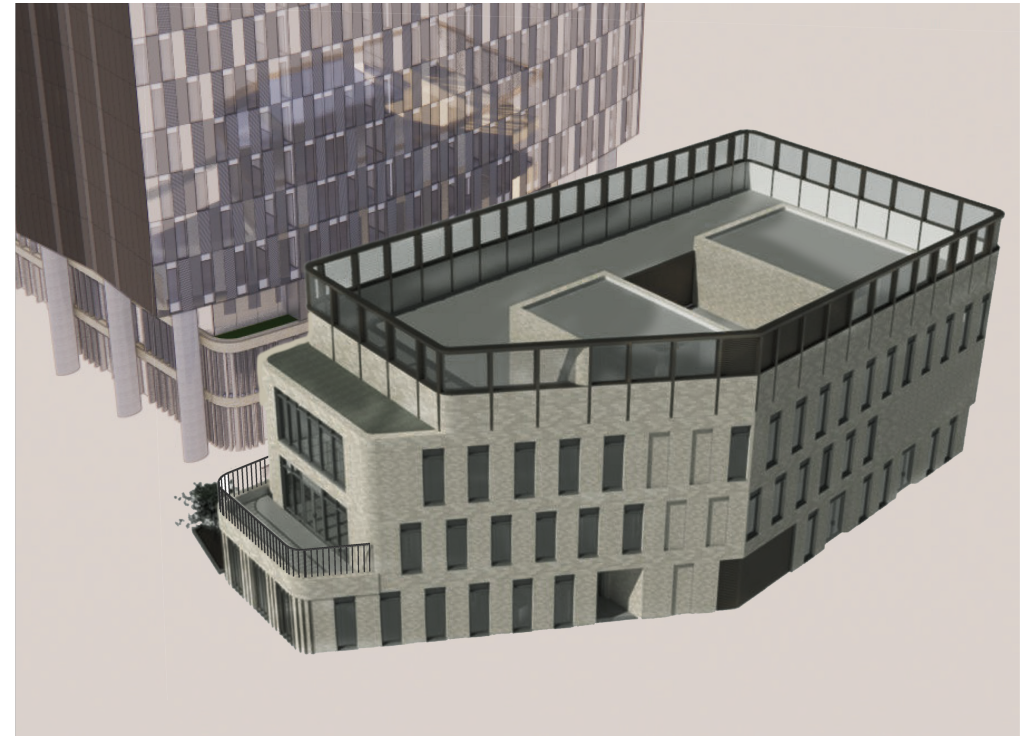
3.0 Brief / Design Development

CONCEPT OPTION 2

Over time, designs have developed through an iterative process which incorporate elements from both Phase One and Two.

The designs presented in this application incorporate Phase Two's horizontal banding and curved corners, and at the same time set a regular, offset grid of bronze coloured windows, which will echo the Phase One detailing.

Materially, a buff brick, bronze coloured window framing and a perforated bronze coloured screen at the roof level play area, are all intended to create a family relationship between the Phase 1 and 2 buildings.



3.2 CONCEPT DEVELOPMENT

4.0 FINAL DESIGN PROPOSALS

4.0 Final Design Proposals

The design development of the Proposed Development has been a complex process and a variety of options have been generated to analyse key issues associated with the Site and its surroundings; the scale, massing and permeability of the Proposed Development and its relationship to the current surrounding context. Analysis of the existing site identified a series of factors and constraints that had to be taken into account when considering any development on the Site.

The Proposed Development offers the rare opportunity to provide a primary school within the city centre. The school will serve the emerging developments within the GJS Framework area together with existing local communities.

The location of the school has been a fundamental consideration for the design team that has informed the concept development of the wider scheme. A series of options for the location of the school were undertaken with acknowledgement of the following considerations:

- Aspiration and requirements of the LEA
- Environmental Quality
- Construction Logistics
- Public realm / urban design
- 2018 GJS Framework
- Local Education Authority

In its proposed location, the school complements the Crown Street Development and allows a larger space on site to be given over to the public park. This allows the park to open out towards the rest of the Framework Area and, overall, allows for the site to maximise public benefits including the direct benefit to the future use of the school, and also strategically places noise sensitive learning spaces away from the acoustic constraints of the Mancunian Way.

The School is orientated such that the main entrance spills out into the wider public realm of the landscaped proposals, with secondary / out of hours entrances off Silvercroft Street, with the entrance to the private Day Care centre adjacent also off Silvercroft Street.

4.1 PROPOSED SITEPLAN

The external early years play area is located at ground floor directly adjacent the Day Care, Nursery and Reception classes for the requirement of continuous provision, with covered external spaces under the EYFS strategy and DfE requirements. The entrance for child drop-off to the Nursery and Reception Class is accessed adjacent to the main entrance in line with expected handover and pickup procedures for children of this age group.

Refuse Storage is nearby and within easy access for kitchen staff, along with servicing and delivery drop-off which is located off Silvercroft Street.

4.0 Final Design Proposals

4.1 PROPOSED SITEPLAN



4.0 Final Design Proposals

DAYCARE

A 25 place private daycare facility is located at ground floor as an independent entity from the Primary School, providing spaces for the following:

Under 2's

2 Year Olds

3 to 5 year olds (overlapping with the school provision)

The above are supported by kitchen, toilet and baby change facilities, along with administration areas with a general office, reception/waiting area and staff base. A secure, access controlled link is provided to the primary school but will only be used to suit management procedures of each facility.

Direct access to a secure external play area with covered canopies is also provided.

1 FE PRIMARY SCHOOL WITH 26FTE NURSERY

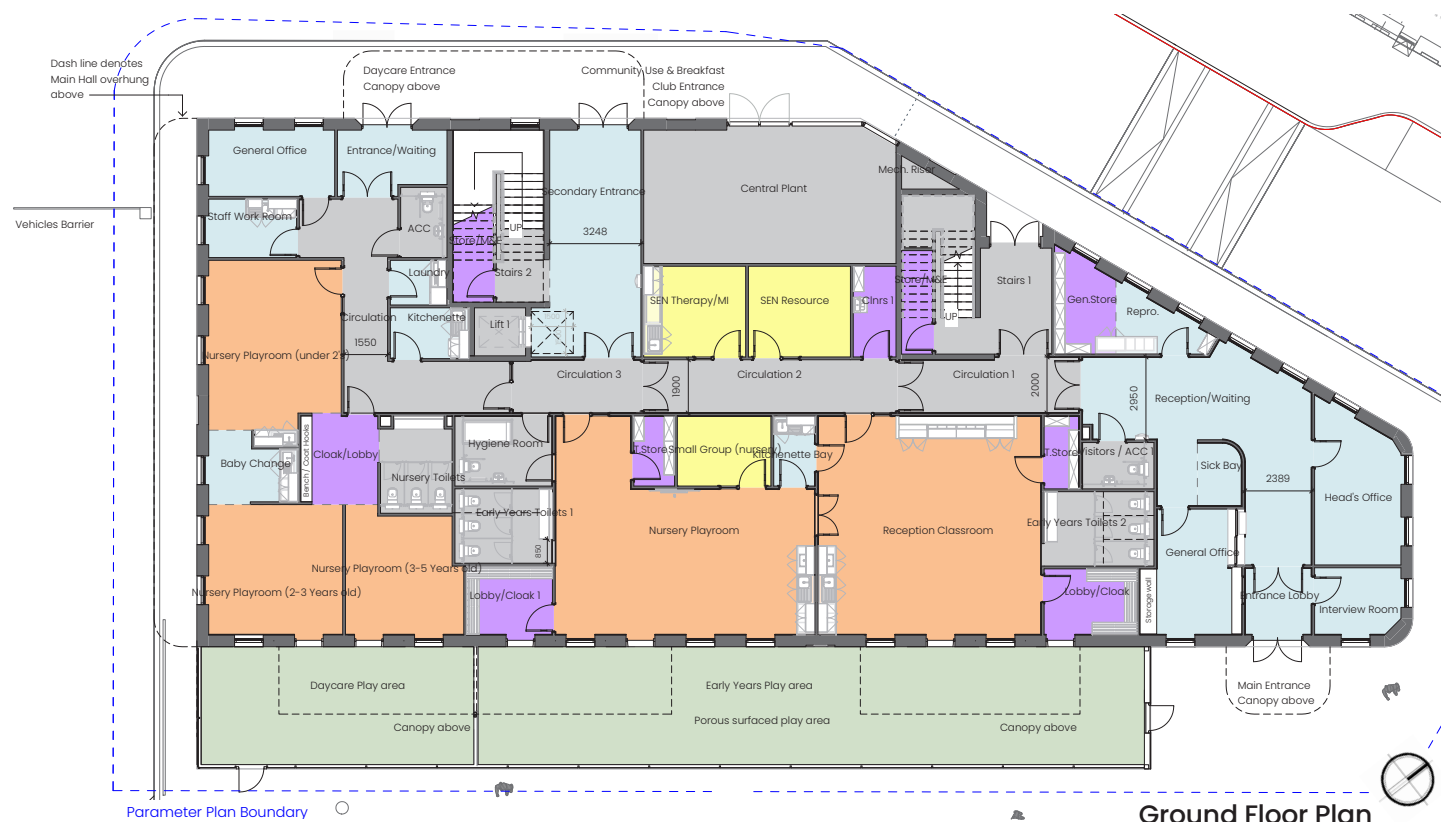
The concept of a 4 storey 'vertical school' is relatively unique for a 1FE primary school, but is dictated by the constraints of the site. To achieve the required spatial requirements there is an arrangement of hierarchy applied to the adjacencies of the year groups.

The primary school is accessed off the main public realm adjacent the landscaped area as part of the wider development context. A secure/draught lobby is provided with visual communication to the general office. Beyond is the waiting reception providing the central hub of the school's central administration function, with the Headteacher nearby.

The ground floor is populated by the Early Years function of the school. Early years education is unique with its focus on child development, effective learning characteristics and holistic approaches. The Nursery and the Reception class are located directly adjacent to each other so that a link can be provided between them to enable operation as a foundation stage unit where learning happens together across ages and stages for all or part of the day.

The nursery has direct access to a group resource space, as well as its own kitchenette. Both spaces have open toilets located directly adjacent, and the Nursery benefiting from direct access into the hygiene room. Direct access to a secure and partially covered external play area is provided as part of the overall continuous provision within the setting.

- Basic Teaching
- Learning Resource
- Storage
- Staff & Admin
- External Play Area
- Non Net Areas



Ground Floor Plan

4.0 Final Design Proposals

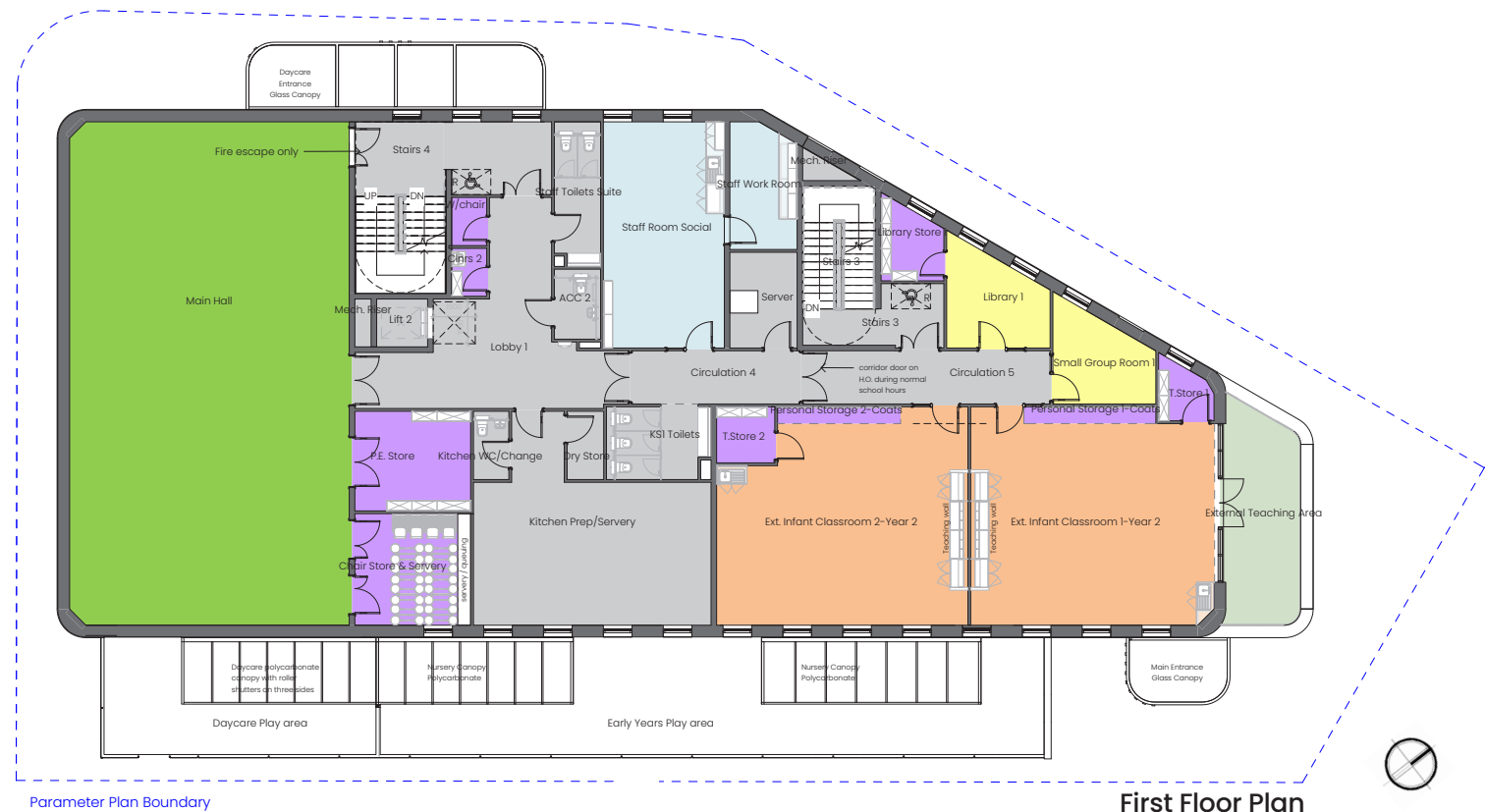
The first floor provides the Key Stage 1, Yrs 1 to 2 classrooms for a range of wet and dry activities and the lower age Year 1 class maintains direct access to an external space to ease with the transition from early years. Unisex WC's are located adjacent to the classbases, but off the circulation spaces again to ease in the transition through the school years. Group and library spaces are located nearby for small group withdrawal sessions and directed learning outside the main classbase setting.

The site constraints have also dictated that the multi purpose main hall, with the kitchen and walk-in servery adjacent are located at this level and deliveries to the kitchen will be undertaken outside of any school activity. The main hall provides a space for assembly, PE, exams and dining all within the same space. Storage is suitably sized that all dining tables can be folded away. A lighting rig is also provided to support school presentations and events.

The staff room at this level is centrally located and is supported by a separate staff workroom for preparation and planning. Whilst this is dedicated to the Nursery in the typical provision, it is located here that its function can be used by all staff.

4.2 PROPOSED PLANS

- Basic Teaching
- Learning Resource
- Storage
- Staff & Admin
- Large Spaces
- External Play Areas
- Non Net Areas

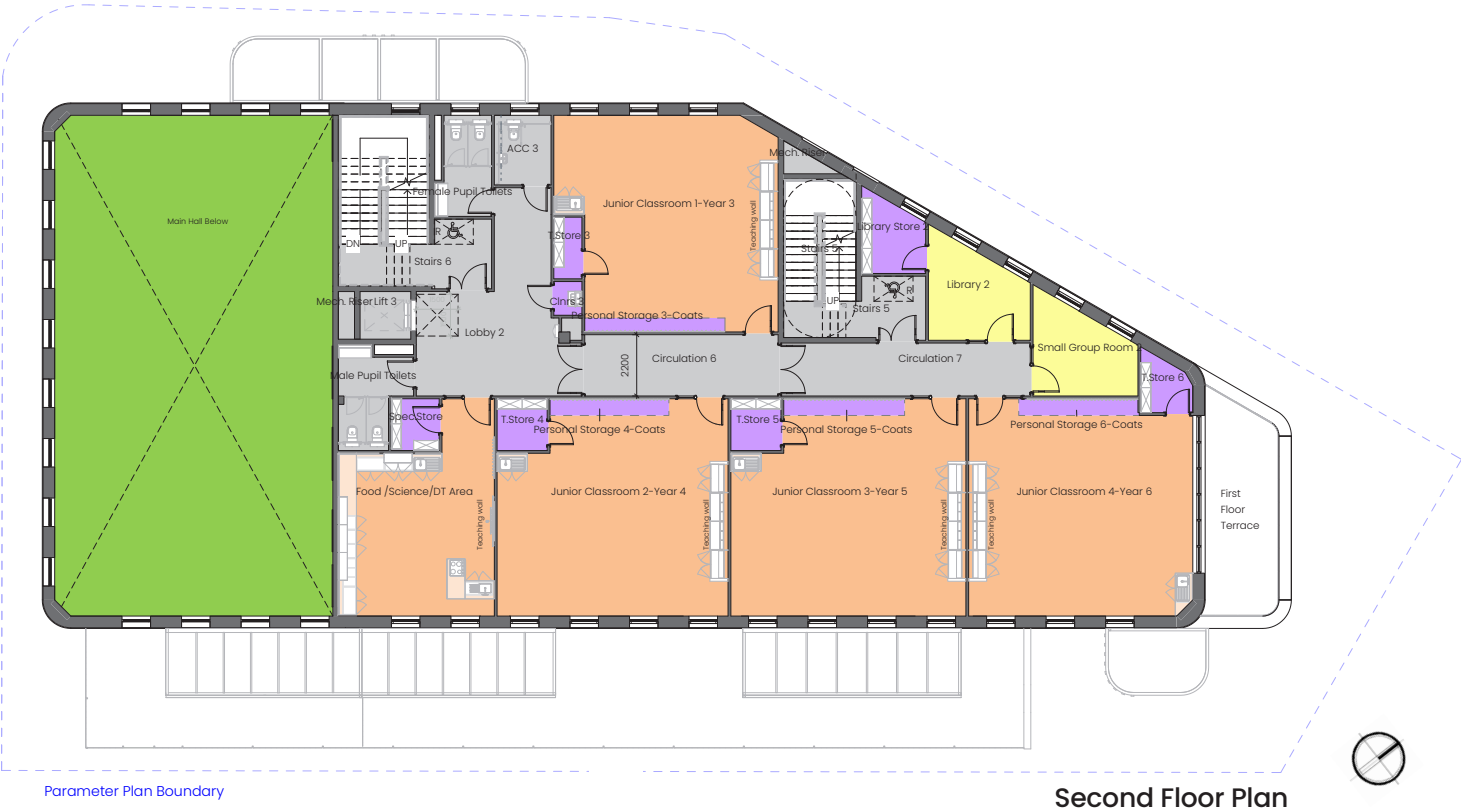


4.0 Final Design Proposals

The second floor provides the 4 classbases for Key Stage 2, Yrs 3 to 6, ages 7 to 11, again providing provision for a range of wet and dry activities, but with less emphasis on wet play. As with the KS 1 floor, group and library spaces are located nearby for small group withdrawal sessions and directed learning outside the main classbase setting. A specialist space for food preparation, science, art, design and technology activities is also provided at this level.

4.2 PROPOSED PLANS

- Basic Teaching
- Learning Resource
- Storage
- Staff & Admin
- Large Spaces
- Non Net Areas



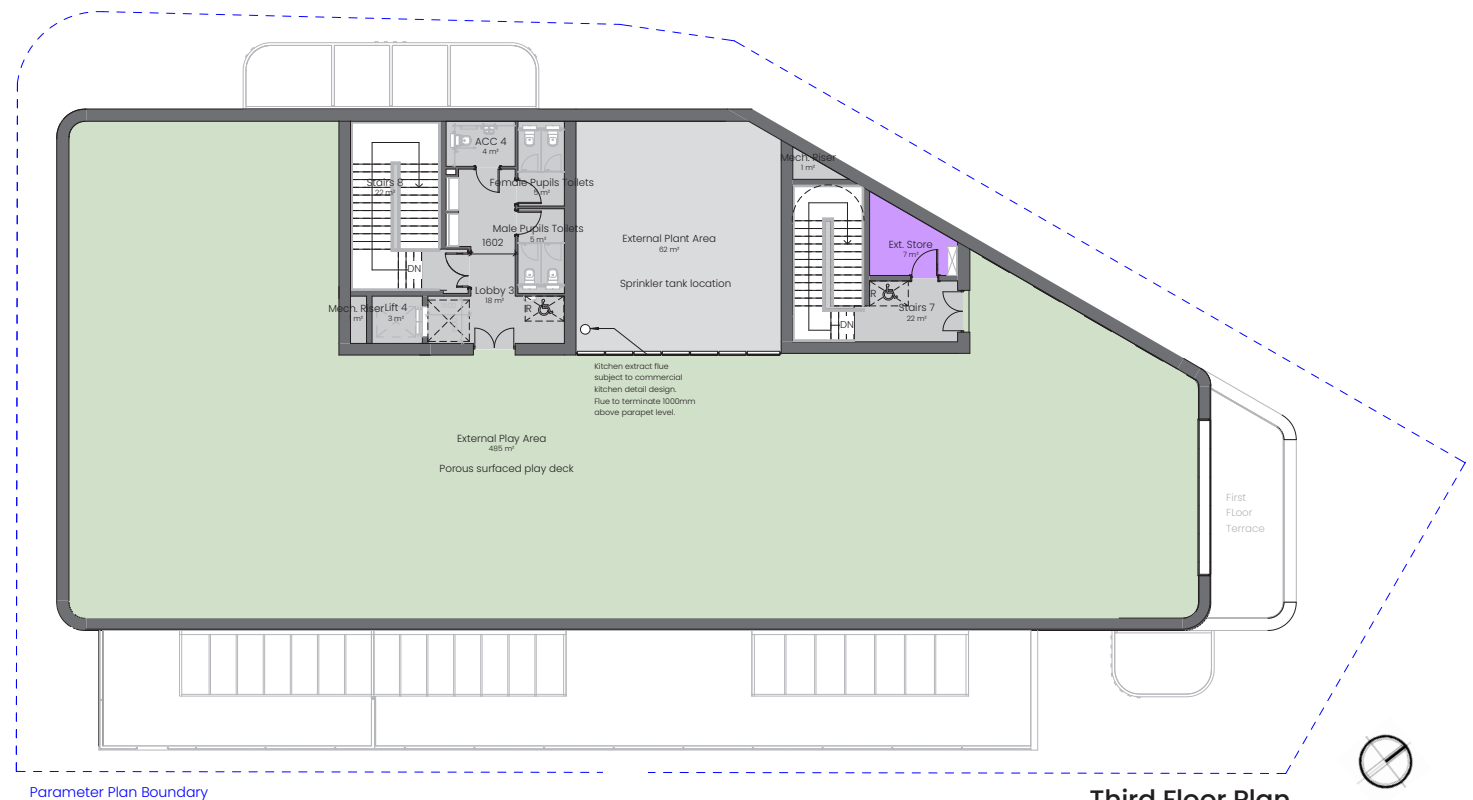
4.0 Final Design Proposals

The main external play area is a rooftop playdeck is located at the third floor and is maximised to the extent of the footprint available meeting the order of priorities of Building Bulletin 103 for external spaces on constrained sites. There is direct access off the play area to both boys and girls toilets, including an accessible toilet.

The playdeck, (and the early years play surface) is formed from a 'Rubber Crumb' a fully tested flexible, sustainable, safe and colourful playground surfacing made from recycled rubber tyres offering a continuous smooth surface with porous properties so that it can free drain to the waterproof layer. Laid by hand, the recycled rubber surfaces can be used to create colourful designs and is also fully tested to various fall heights as a safety surface absorbing the impact of falls. The playdeck is securely enclosed with a concrete framed structure upto 1.65m height, with bronze perforated metal mesh panels running in front of the concrete posts reflecting the overarching development aesthetic, and these are locally lowered to afford views out across the park to the north eastern end of the play deck.

4.2 PROPOSED PLANS

- Storage
- External Play Areas
- Non Net Areas
- Non Net Areas (External)

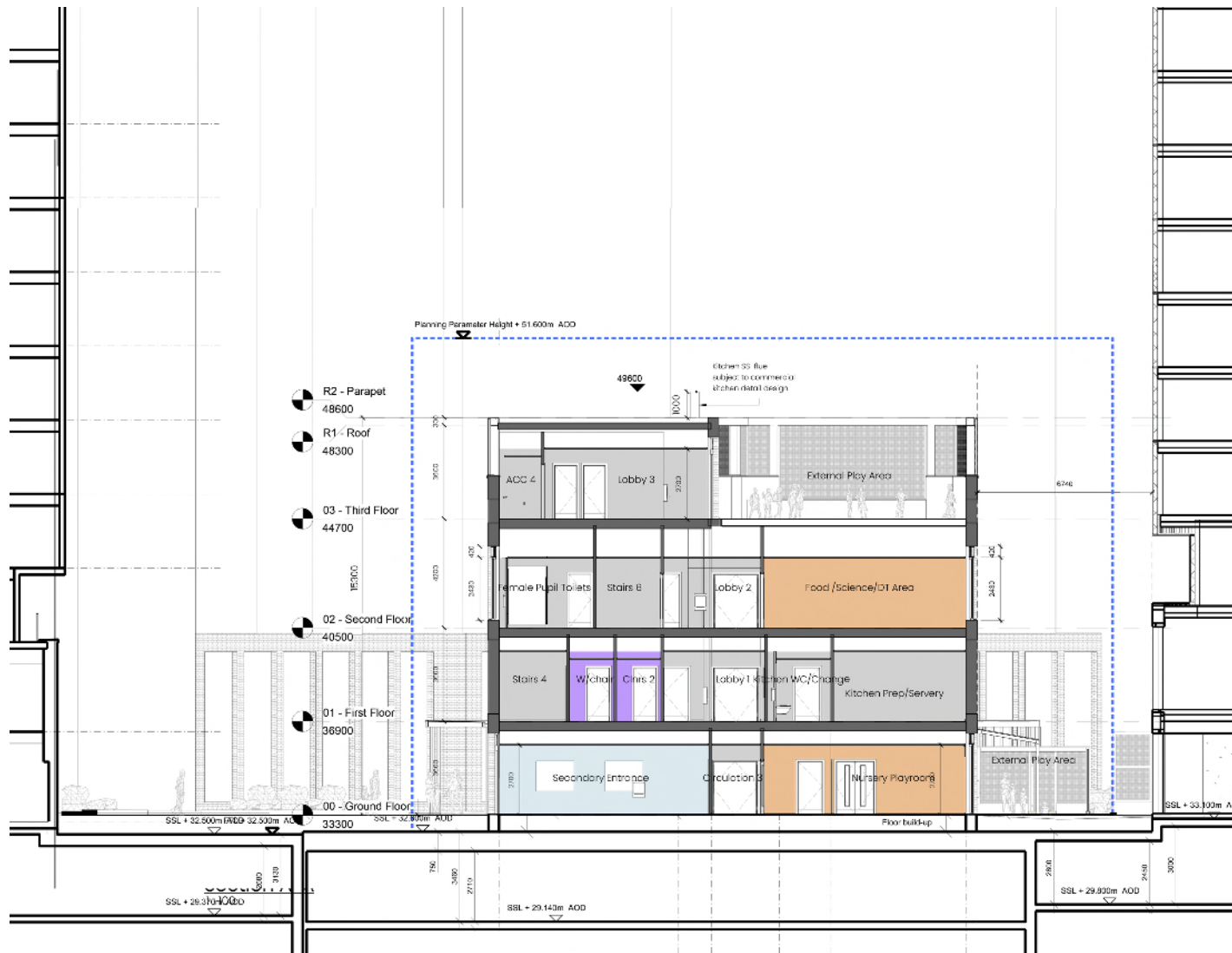


Third Floor Plan

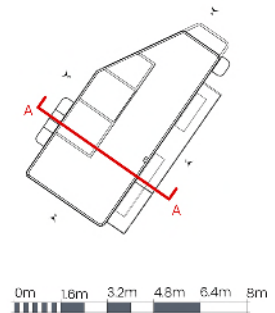
4.0 Final Design Proposals

4.3 PARAMETER PLAN SECTION

The concept of a 4 storey 'vertical school' is relatively unique for a IFE primary school, but is dictated by the constraints of the site. To achieve the required spatial requirements there is an arrangement of hierarchy applied to the adjacencies of the year groups.



Section A-A



4.0 Final Design Proposals

4.4 SCHEDULE OF ACCOMMODATION

Schedule of Spaces - Primary School	
Ground Floor	
Basic Teaching	117 m²
Learning Resources	32 m²
Staff & Administration	122 m²
Storage	46 m²
Toilets, M&E, Circulation	151 m²
	468 m²
First Floor	
Basic Teaching	127 m²
Large Spaces	180 m²
Learning Resources	23 m²
Staff & Administration	45 m²
Storage	54 m²
Toilets, M&E, Circulation	202 m²
	631 m²
Second Floor	
Basic Teaching	267 m²
Learning Resources	22 m²
Storage	34 m²
Toilets, M&E, Circulation	131 m²
	454 m²
Third Floor	
Storage	7 m²
Toilets, M&E, Circulation	82 m²
	89 m²

Schedule of Spaces - Daycare	
Ground Floor	
Basic Teaching	69 m²
Staff & Administration	41 m²
Storage	9 m²
Toilets, M&E, Circulation	37 m²
	165 m²
Internal Areas Total	
Partitions	88 m²

TOTAL GIFA = 1,886sqm (inc. partitions)
TOTAL GEA = 2,299sqm
BUILDING FOOTPRINT = 700.95sqm

EXTERNAL PLAY AREAS
Daycare Ground Floor = 41sqm
Primary Ground Floor = 100sqm
Primary First Floor = 20sqm
Primary Third Floor = 486sqm

Gross internal areas may vary slightly due to design development post planning submission.

4.0 Final Design Proposals

EXTERNAL AREAS

Extensive consultation with the Head of Major Projects at Capital Programmes and Procurement within Manchester City Council has also been undertaken. This has been a positive process working towards the final layouts and principles as presented for the application for Reserved Matters.

In addition, it was agreed that whilst the design did not meet all of the minimum external site areas as listed in Annex B of BB103, the Local Education Authority were able to accept this, and follow the recommended priority of provision, providing hard informal and social area, including outdoor play area immediately accessible from early years classrooms.

Through further engagement of design development, it was agreed that constrained areas could be designed and managed in a way that would allow the curriculum to be delivered satisfactorily.

On this basis the brief was set, and the LEA provided a letter of support to confirm their support for the proposals.

4.5 BB103 EXTERNAL AREAS

BB103 External Areas Table

BB103	Annex B	1 FE (210place) Primary with 26FTE Nursery				
Priority		Guidance/m2	Proposed/m2	Split	Stage	Location
1	Hard informal and Social	436	606	100	early years	ground floor
	<i>over area to include an element of external hard PE</i>			20	KS1	first floor
				486	KS1 and KS2	rooftop playdeck
Separate	Daycare		41	41	daycare	ground floor

4.0 Final Design Proposals

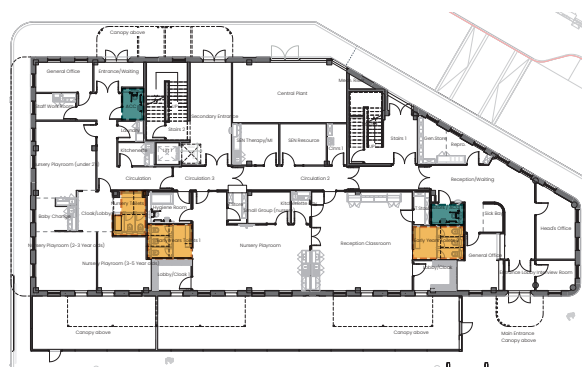
The toilet strategy is developed through the guidance of Building Bulletin 103, and BS6465, providing toilets in the ratios as described across the Daycare Facility, Early Years, KS1 and KS2.

DAYCARE

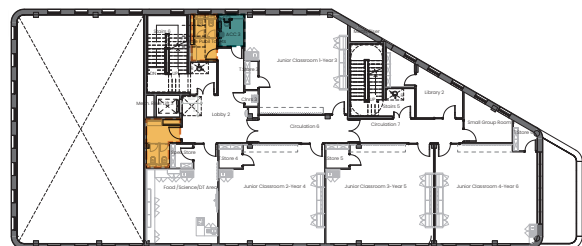
Central toilet facility as a hub with an adjacent baby change facility nearby. Unisex Accessible / Staff toilet located at the main entrance.

NURSERY AND RECEPTION (GROUND FLOOR)

The toilet strategy has been developed to provide easy and open access for supervision, directly off the classbases. These are a unisex arrangement, with low level pans, and low level cubicle doors.



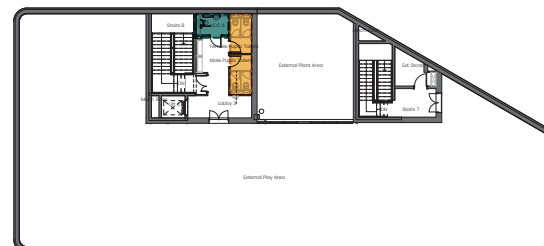
Ground Floor



Second Floor



First Floor



Third Floor

4.6 TOILET STRATEGY & SUPERVISION

KEY STAGE 1 (FIRST FLOOR)

These are a unisex arrangement, with low level pans, and low level cubicle doors adjacent to the Year 1 and 2 classbases within easy access without excessive movement.

KEY STAGE 2 (SECOND AND THIRD FLOOR)

Separate sex facilities are provided for this age group in accordance with the School's Premises Regulations, and are located within the central service core, and also providing an uplifted number with direct access from the rooftop playdeck.

Accessible toilets are located on each floor and are for combined staff and accessible pupil use but do not form part of the ratio calculation.

- Pupil Toilets
- Staff Toilets
- Visitor / Accessible Toilets

PUPIL COUNT

Age 3 -4 Nursery places:	26
Reception places:	30
KS1 - KS2:	180

TOILET COUNT (BB103)

1 in 10	3
1 in 10	3
1 in 20	9

KS1 same sex / KS2 separate sex
(DFE school premises regs)

4.0 Final Design Proposals

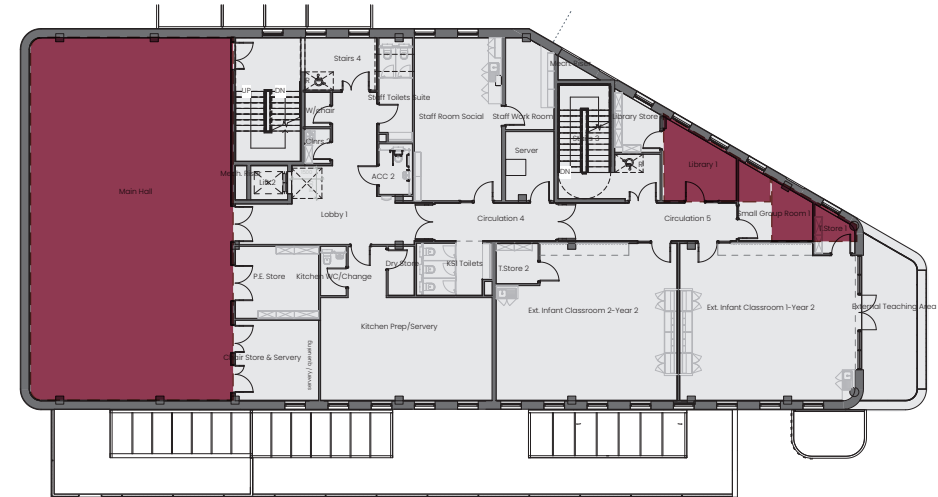
4.7 ACOUSTICS :

The acoustic strategy is in accordance with Building Bulletin 93, by way of satisfying Part E4 of the Building regulations to control noise levels in teaching and non teaching spaces accordingly.

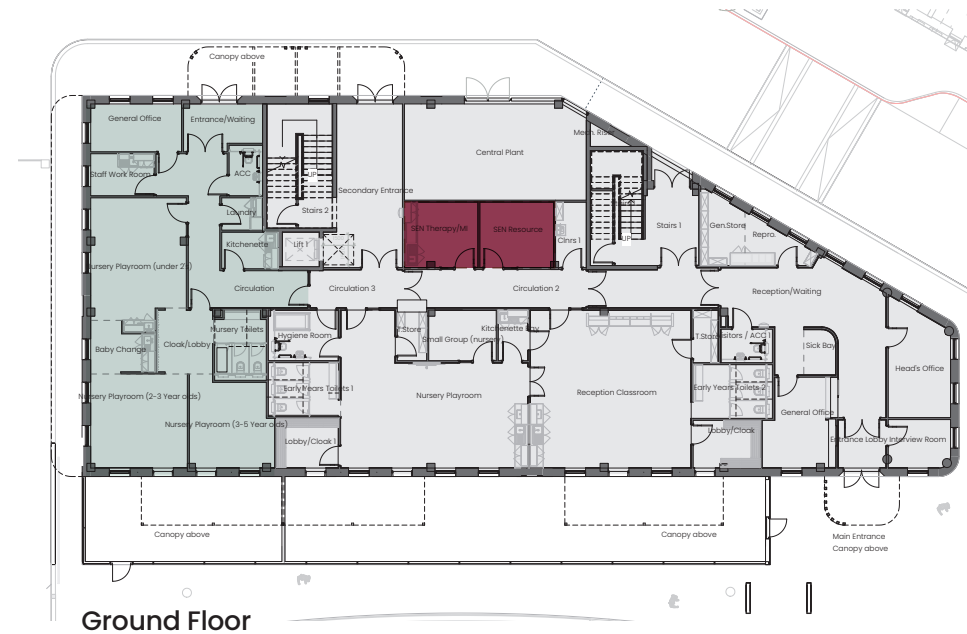
The design covers indoor ambient noise levels, airborne sound insulation between spaces, impact sound insulation of floors, (including the rooftop playdeck) reverberation in teaching spaces and sound absorption of circulation spaces.

An enhanced approach is also used to specialist areas such as SEN and library / resource spaces, and also the multi-function main hall.

A detailed Acoustic Report forms part of the planning submission documents.



First Floor



Ground Floor

-  Primary School
 Daycare
 Areas require acoustic enhancement

4.0 Final Design Proposals

The building is suitable for the present and future needs of the school, understanding the need for a building that is flexible enough to accommodate and support the implementation of MCC's ICT solution. The foundation for successful delivery and integration starts with a clear understanding of teaching methods and learning styles. ICT, FFE, M&E and sustainability all have to work together to achieve this.

The provision and design of the ICT and Fixed & Loose FFE is beyond the scope of the applicants provision, however the building design has been developed to include allowance for these as future provisions, as and when they are realised by the LEA.

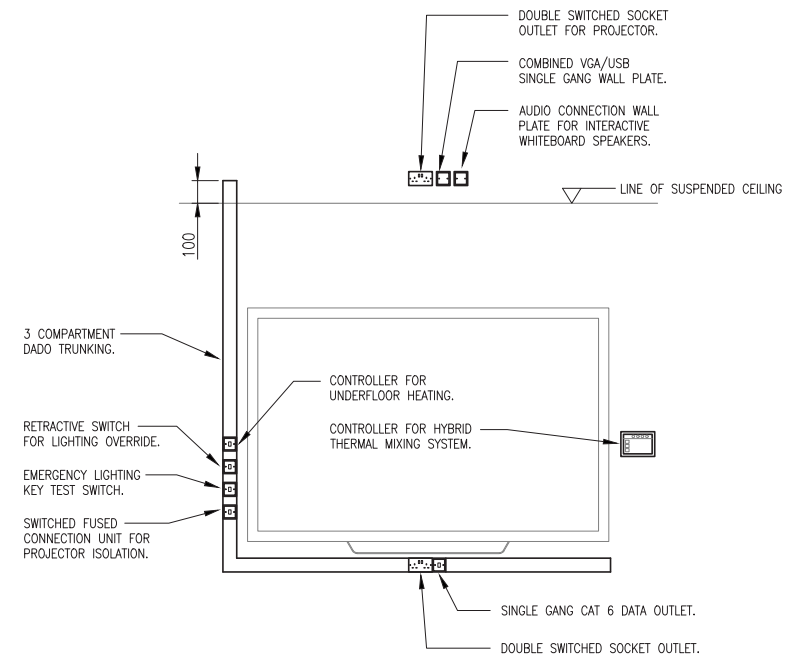
Key considerations within the current design solution have included:

- The location and design of the server/hub rooms.
- Diversely routed fibre cabling.
- The use of external and internal CCTV in and around the building, and Network Video Recording.
- Considered design of Teaching Walls for Primary Age Pupils.

4.8 ICT / FF&E

INDICATIVE DETAIL OF TEACHING WALL (INTERACTIVE) WHITEBOARD IN CLASSROOMS

NOT TO SCALE



4.0 Final Design Proposals

4.9 M&E

MECHANICAL SERVICES

VENTILATION STRATEGY

Supply and extract ventilation is required to be provided in accordance with BB101 and Part F of the Building Regulations

Rooms requiring supply and extract provision are

- | | | |
|--------------|--------------|--------------|
| • Classrooms | • Group room | • Staff room |
| • SEN | • Offices | • Hygiene |
| • Therapy | • Sick bay | • Library |

Natural openable windows ventilation is not possible due to localised air quality

Proposal for ‘hybrid’ or ‘mixed mode’ ventilation systems to all occupied rooms with direct access to façades, including all teaching spaces and the Multi-Purpose Hall, with air quality filters.

Where rooms requiring supply and extract ventilation are not adjacent a roof or external wall then traditional ducted mechanical ventilation systems will be required.

HYBRID VENTILATION SYSTEMS

The basic philosophy is to maintain a satisfactory indoor environment by alternating between and combining natural and mechanical systems to avoid the cost, the energy penalty and the consequentially environmental effects of full year-round air conditioning.

MECHANICAL SUPPLY & EXTRACT VENTILATION

Supply and extract systems shall be installed to provide fresh air for occupant consumption for all non-teaching occupied areas within the development which do not have to potential to install hybrid ventilation systems as they do not have direct access to the external façade.

LOCAL EXTRACT SYSTEMS

Mechanical extract ventilation is to be provided to extract vitiated and contaminated air from toilet areas via independent extract systems with extract fans located within the ceiling voids near to the areas served.

In addition the following spaces are provided with local extract as required.

- | | |
|----------------|---|
| • Laundry | • Servery |
| • Plant room | • Food Bay and Practical Resources room |
| • Kitchenettes | • Server room |

KITCHEN EXTRACT

The kitchen will have a dedicated extract system.
Odour control shall be provided in compliances with EMQA+ guidance. An EMQA+ risk assessment has been carried out based on the latest layout plans for the school.
An appropriate solution to meet the requirements of the EMQA+ document will be provided with an electrostatic precipitator and appropriate carbon filtration will be recommended at design stage.

For details please refer to Ventilation Strategy Statement prepared by MEP Design, ref. C3-MEP-G525-RP-XX-001W

DOMESTIC HOT WATER GENERATION

A hot water cylinder is provided within the plantroom.
In order to meet the MCC 20% renewable energy requirements, the hot water demand is met via a heat pump system. An external (air to water) heat pump provides a low-grade hot water circuit which serves both the heating system and the internal (water to water) heat pump system.

HEATING

Teaching areas of the building are heated via underfloor heating. Each classroom shall have individual control with in-screed sensors monitoring the output temperature.
To meet the MCC 20% renewable energy requirements and the capital programmes top 10 low carbon priorities, the heating energy demand is also met via a heat pump system.
Multi-Purpose Hall is heated with high level radiant panels

FIRE SUPPRESSION SYSTEM

The school will be provided with a sprinkler system in accordance with BS EN 12845, incorporating the Department for Education Annex F additional measures to improve system reliability and availability as well as the guidance within BB 100 (2007) for a sprinklered school.

4.0 Final Design Proposals

4.9 M&E

ELECTRICAL SERVICES

GENERALLY

The following systems will be provided and will comply with all relevant standards:

- Kitchen – All electric kitchen supply.
- Closed Circuit Television (CCTV)
- Small Power
- Intruder Alarm
- Television and Entertainment Systems (IRS)
- Lightning Protection and Electronic Surge Suppression
- Fire Alarm and Detection
- Data and Telecommunications
- Emergency Lighting
- External Lighting

LOW VOLTAGE MAINS DISTRIBUTION

Incoming electrical supply will terminate within a suitably rated switch disconnector/ MCCB within the plantroom. A main switchboard will be provided within the plantroom.

LIGHTING AND LIGHTING CONTROLS

All lighting and switching arrangements will comply with Approved Document Part L of the Building Regulations and DfE guidance in conjunction with The Manchester City Council Design Principles (Version 1 – 21/07/2020) and Capital Programmes Top 10 Low Carbon Priorities Checklist Version 200629 which require a significant uplift in minimum lighting efficacy to 140 luminaire lumens/circuit-watt.

Lighting control will be a combination of automatic and manual control.

ELECTRICAL SERVICES

Automated Presence Detection

Typically, circulation areas, communal spaces and storerooms will be provided with presence detection.

Automated Absence Detection

Classrooms and teaching areas will be provided with automatic absence detection and manual override.

Manual switching

Provided to Hall, plant areas and other areas where automatic control might present a safety risk. Daylight switching will be provided wherever possible/practicable.

ACCESS CONTROL AND INTERCOMS

The access control system will be hard-wired with designated doors secured by maglocks fitted to the top of the door and operated via electronic proximity reader on the door secure side and push to exit / emergency exit break glass units on the internal side.

PUBLIC ADDRESS

Class change shall be provided by an alternate signal on the fire alarm system as required by Manchester City Council Design Principles (Version 1 – 21/07/2020).

For more details refer to Ventilation strategy Statement prepared by MEP Design, C3-MEP-G525-RP-XX-001

4.0 Final Design Proposals

4.10 STRUCTURE

STRUCTURAL SYSTEM

The new school sits above a 3-story basement car park. The basement was designed and constructed in advance of the school. A transfer structure has been included at ground floor level above the car park to allow the school super structure to be developed independent of the basement structure.

The primary structure to the school is in reinforced concrete, consisting of:

- RC columns from podium to roof
- RC flat slabs to all floor levels. This allows the service distribution to run freely within the ceiling zone.
- RC walls to stairs and lifts. These elements provide the stability system to the building transferring the applied wind loads to the podium slab.
- At roof level there is a transfer structure above the hall to provide a column free space and to allow the building to cantilever along the west elevation.

The brickwork cladding is typically supported at podium level only, with lateral restraint provided by an SFS internal leaf. For the cantilever section, and over large openings, a masonry support system is adopted.

4.0 Final Design Proposals

BREEAM

Indicative BREEAM Pre-Assessment score = 59.80%
(minimum required = 55% for BREEAM Very Good)

AIR QUALITY

Renaker Build Ltd commissioned an Air Quality Environmental Impacts Assessment (EIA), in support of the hybrid planning application for Crown Street Phase 2.

Crown Street Phase 2 was approved under application 126668/FO/2020 on 3 August 2020.

A further technical note has been prepared to support the reserved matters application for Phase C (education facility) of Crown Street Phase 2 and is summarised below

- A review of data used to undertake the previous assessment demonstrates that air quality has improved marginally since the previous submission.
- Furthermore, advancement to vehicle technologies since 2018, as well as real world monitoring have resulted in wholesale reduction to road vehicle emission factors.
- When comparing previous and current baseline scenarios (2018 and 2019, respectively) this indicated a reduction of 7% between 2018 and 2019 emission factors.
- Air Quality impacts associated with the Proposed Development will not exceed those previously predicted, and a worst-case scenario has been robustly assessed throughout all elements of the assessment.
- Additionally, in conjunction with the proposed ventilation system, it will ensure that future site users are protected from existing elevated pollutant concentrations.
- It is therefore considered that no further assessment is necessary, and furthermore Air Quality should not be viewed as a constraint to planning approval.

DAYLIGHT

Daylight modelling has been completed for the building using Design Builder Energy Plus v8.9.0.001. and assessed for compliance against the DfE, Annex 2E Daylight and Electric Lighting (November 2021) criteria.

Compliance is achieved with both spatial daylight autonomy and useful daylight illuminance.

4.11 SUSTAINABILITY

ENERGY MODELLING

SBEM, Building Regulation Part L2A (2013)

The building has been modelled and confirmed to be fully compliant with Building Regulation Part L2A (2013).

EMPLOYERS REQUIREMENTS & MANCHESTER CITY COUNCIL TARGETS

Alternative Fuels to Gas for Primary Boilers

It is proposed that heating and hot water are supplied by a heat pump system, and an all electric commercial kitchen design.

Improved Lighting

All lighting is to be LED with efficiency >140 lumens / Watt

Supply & Extract Air Ventilation

The proposed Monodraught HTM ventilation systems provide the option to incorporate high efficiency air to air heat recovery methods through mechanical means.

Upgrade Fabric Performance

The building envelope uses the most energy efficient design and materials to exceed the thermal requirements of the current Building Regulations Part L by 5% in conjunction with design air permeability less than or equal than 3m3/hr/m2 (@50Pa.)

OVERHEATING

The building design has then been assessed and is compliant with the CIBSE TM52 – Limits of Thermal Comfort.

ONSITE RENEWABLE ENERGY

In line with UDP Part 1 Policy EI.5, at least 20% of final site energy demand is met by on-site renewable energy. This renewable energy provision is secured as a consequence of the proposed air source heat pumps, operating in heat mode only (i.e. no active cooling provision). Hot water loads will be met primarily by the heat pumps.

4.0 Final Design Proposals

4.12 EXTERNAL VISUALS



4.0 Final Design Proposals

4.12 EXTERNAL VISUALS



4.0 Final Design Proposals

4.13 PRECEDENTS

In order to connect with the architectural materiality of the overall development, materials such as light colour brick and bronze finish metal panels that are forming the base of Elizabeth Tower, and the podium of The Blade and Three60 towers are also being proposed for the School.



PHASE 1 – ELIZABETH TOWER & VICTORIA RESIDENCE



PHASE 1 – BRICKWORK PRECEDENTS

4.0 Final Design Proposals

4.14 ELEVATIONS

EXTERNAL WINDOW

Capped Stick-Built aluminium or composite aluminium Curtain Wall or Window system, bronze finish

EXTERNAL DOORS

Aluminium or composite aluminium Glazed Doors to Capped Stick-Built Curtain wall system, bronze finish

LOUVRE SYSTEM

with bronze finish to Plant area

ROOFTOP PLAY AREA

Brick faced concrete upstand with perforated metal sheets within steel frame with bronze finish

EXTERNAL WALLS

Facing Brickwork
Ivanhoe Cream Original or similar

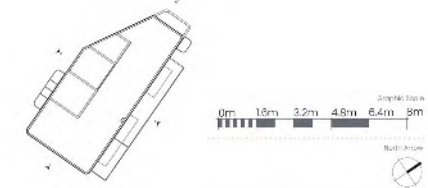
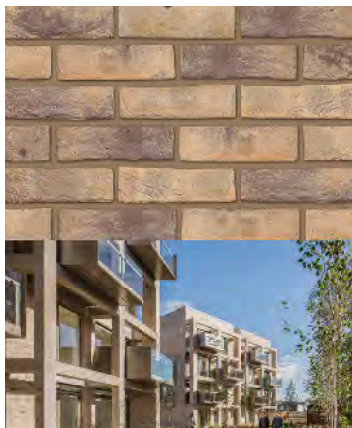
EXTERNAL PLAY AREA BALUSTRADE

Suggestion for perforated metal sheet balustrade, bronze finish



WIND MITIGATION SCREENS

Perforated metal sheet



- R2 - Parapet
48600
- R1 - Roof
48300
- 03 - Third Floor
44700
- 02 - Second Floor
43500
- 01 - First Floor
36900
- 00 - Ground Floor
33300



- R2 - Parapet
48600
- R1 - Roof
48300
- 03 - Third Floor
44700
- 02 - Second Floor
43500
- 01 - First Floor
36900
- 00 - Ground Floor
33300



4.0 Final Design Proposals

MATERIALS AND APPEARANCE

The proposed palette of materials are as follows:

- Brick, light colour to match existing developments.
- Bronze finish aluminium or composite aluminium external doors, windows and curtain walls
- Bronze finish perforated and solid metal panels.

The proposed materials are hardwearing and selected to withstand the test of time and meet a long life expectancy.

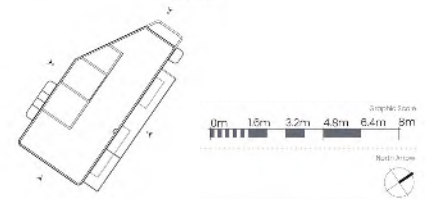
The design borrows strategic elements from the neighbouring Elizabeth tower podium, such as the brick projected horizontal bands in order to communicate the overall design character of the development. The horizontal brick bands articulate the elevation, emphasize the multi storey development of the building and create interest from a distance and when closer. The complementary bronze finish panels also reflect the materials used in neighbouring buildings and project a contemporary image for the new school.

The regular rhythm of the façade continues to all sides of the building and provides a clear pattern for the window proportions which reflect the internal operation of the building.

The Main hall elevation is strategically located towards the Mancunian Way as this is least acoustically vulnerable internal space. The Main Hall is a double height space, and this is clearly identified externally by the lack of windows at low level and emphasised with an overhung of the space above the side pavement.

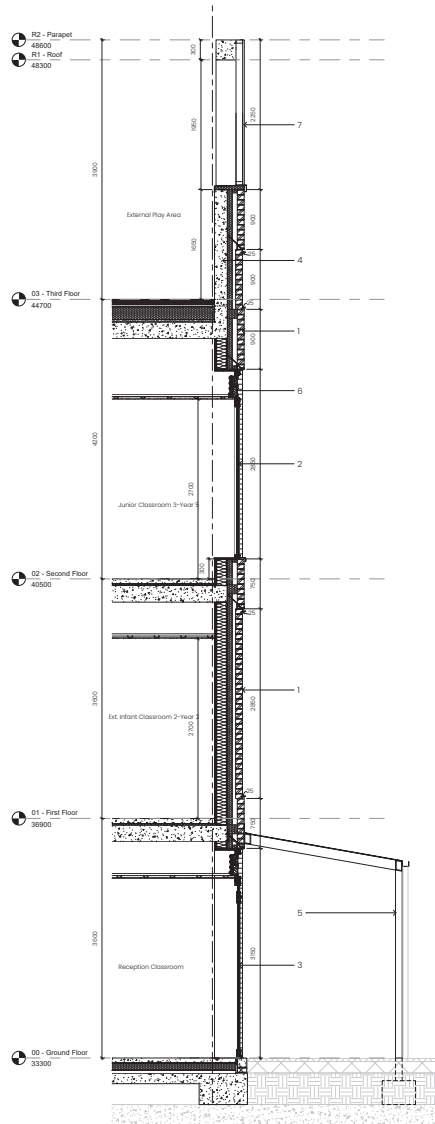
The large contemporary windows are provided to achieve the daylighting and ventilation requirements and the proportions of these inform the overall composition. Windows and doors will be bronze finish aluminium or composite aluminium to provide a cohesive palette of materials between the proposed school and the existing and emerging developments.

4.14 ELEVATIONS

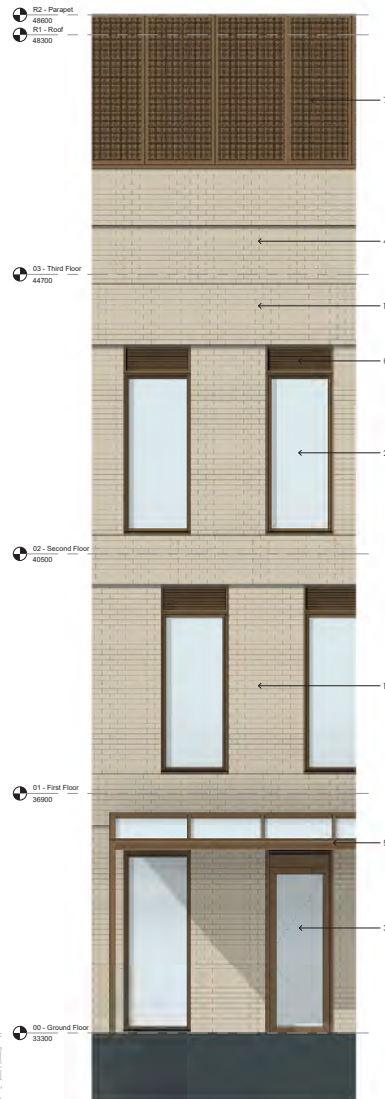


4.0 Final Design Proposals

4.15 EXTERNAL FACADE DETAILS



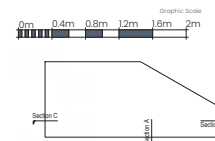
Section A



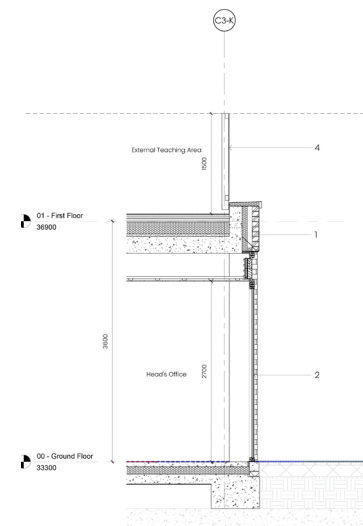
East Elevation Extract -Detail A

Section A Materials Key

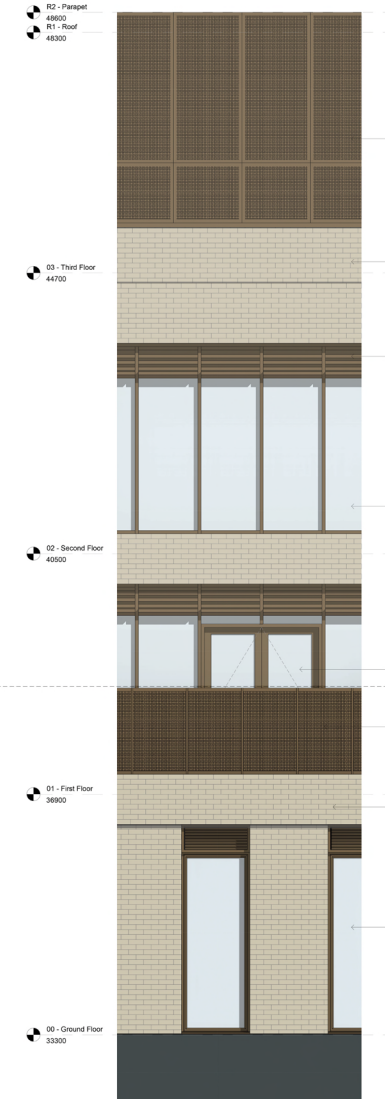
1. Facing Brickwork
2. Capped Stick-Built aluminium or composite aluminium Curtain Wall or Window system, bronze finish
3. Aluminium or composite aluminium Glazed Doors to Capped Stick-Built Curtain wall system, bronze finish
4. Brick Faced Concrete Upstand
5. Early years canopy polycarbonate canopy, bronze finish to metal frame
6. Louvre System, bronze finish
7. Perforated metal panels infill (anticlimb - anti-trap), bronze finish



Sections keyplan



Section B



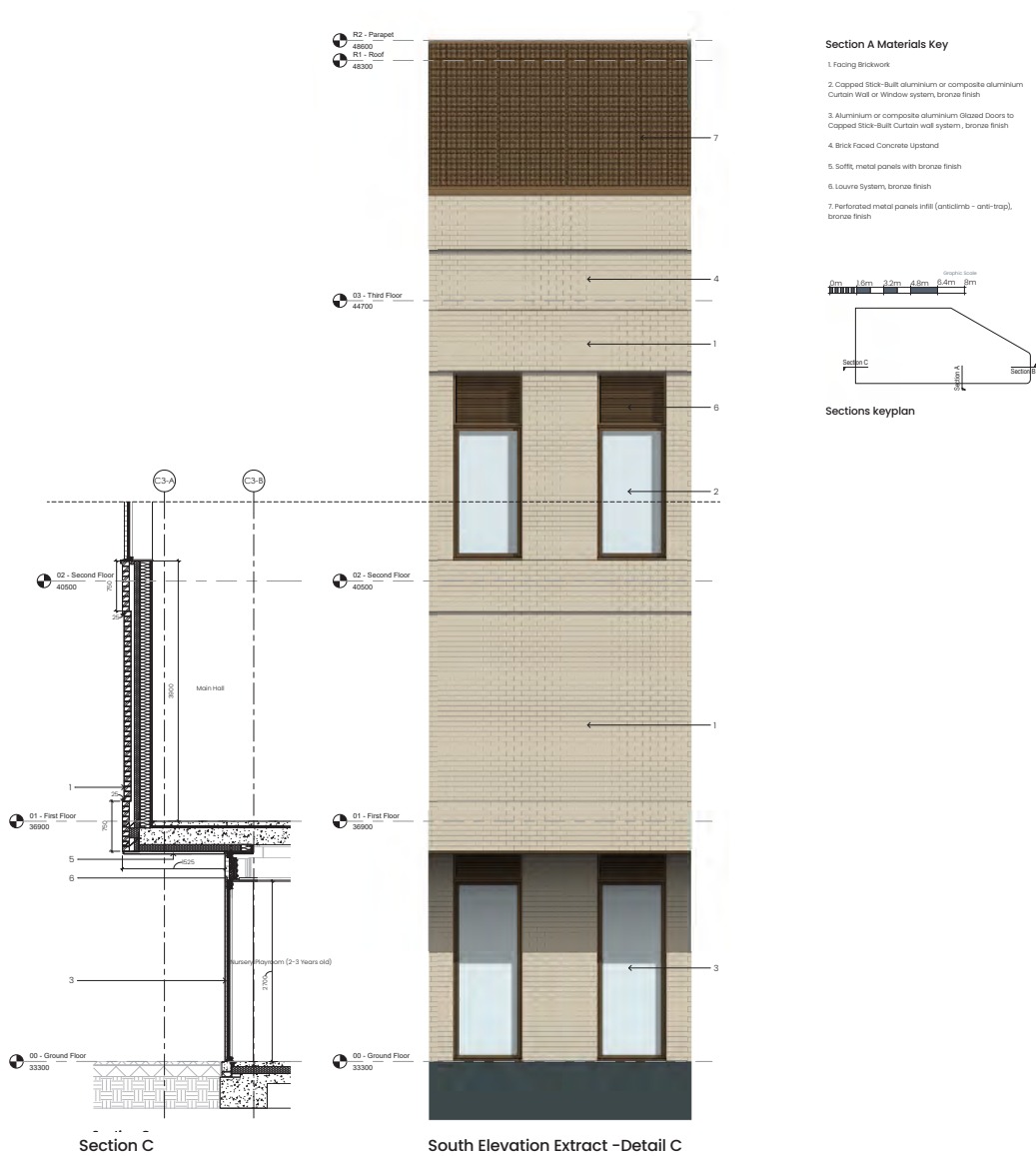
North Elevation Extract -Detail B

Section B Materials Key

1. Facing Brickwork
2. Capped Stick-Built aluminium or composite aluminium Curtain Wall or Window system, bronze finish
3. Aluminium or composite aluminium Glazed Doors to Capped Stick-Built Curtain wall system, bronze finish
4. Perforated metal panels balustrade, bronze finish
5. Brick Faced Concrete Upstand
6. Louvre System, bronze finish

4.0 Final Design Proposals

4.15 EXTERNAL FACADE DETAILS



4.0 Final Design Proposals

'RUBBER CRUMB' PLAY SURFACE – fully tested flexible, sustainable, safe and colourful playground surfacing for outdoor playgrounds and recreational spaces.

Wet pour surfacing is created from rubber granules and polyurethane binders. The base layer is made from recycled tyre rubber with a top layer of EPDM colourful rubber granules.

Laid by hand, the recycled rubber for play area surfaces can be used to create colourful designs in a wide variety of shapes.

Fully tested to various fall heights the rubber safety surfacing absorbs the impact from a fall onto the outdoor safety flooring, with different depths offering more impact properties. The combination of the base layer and top layer offers a long-life span for the surfacing.

Rubber crumb surface is suggested to be applied to the Ground Floor Early Years play areas.

Subject to BC approval with regards to external fire performance BROOF(T4) the roof playground may not be allowed to be a rubber crumb play surface and a more conventional hard play surface will be applied.



4.16 EXTERNAL PLAY AREA & CANOPIES

PLAY AREAS CANOPIES

Part of the ground floor play areas will be sheltered directly outside the classrooms, in order to provide covered teaching and social spaces for flexible use that respond to early years developmental and curriculum needs. The daycare canopy will also accommodate security roller shutters on three sides in order for the play area to act as additional external storage out of school hours.

Canopies will be covered with polycarbonate sheeting, with high UV protection and durable/impact resistance.

ENTRANCE CANOPIES

Canopies will also be provided outside the Main Entrance as well as the Secondary and Daycare Entrances in order to provide shelter and create a welcoming public realm space.

The materiality and design of the entrance canopies complements the school building by using bronze finish for the frame and following the curvature of the building corners.



5.0 ACCESS

5.0 Access

OVERVIEW

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings.

The design has been developed in consideration of national legislation, follows MCC Design for Access 2 principles and complies with all spatial requirements of the DfE Generic Design Brief and Technical Annexes November 2021. The considerations seek to avoid discrimination regardless of disability, age or gender. These cover the access within the new buildings and the public realm within the application site.

CDM 2015

In accordance with our duties under CDM2015, we have undertaken a Safety in Design review in conjunction with our Health & Safety partner (SRM) for the Stage 3 coordinated design, to identify all residual hazards associated with the design.

These have been appropriately documented in the Hazard Register in terms of description, managing the hazard and communicating the residual risk, and will be monitored through the ongoing design process.

ACCESS AT SITE BOUNDARY

The setting out of the building levels has been dictated by the existing levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

CIRCULATION AND ACCESS TO PRIMARY ENTRANCES

The clear width of all access routes from pavement to main entrances are at least 1500mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are either 'flat' will be set at no more than 1 in 21. Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required.

5.1 INCLUSIVE ACCESS

In addition, access to primary entrances will include the following;

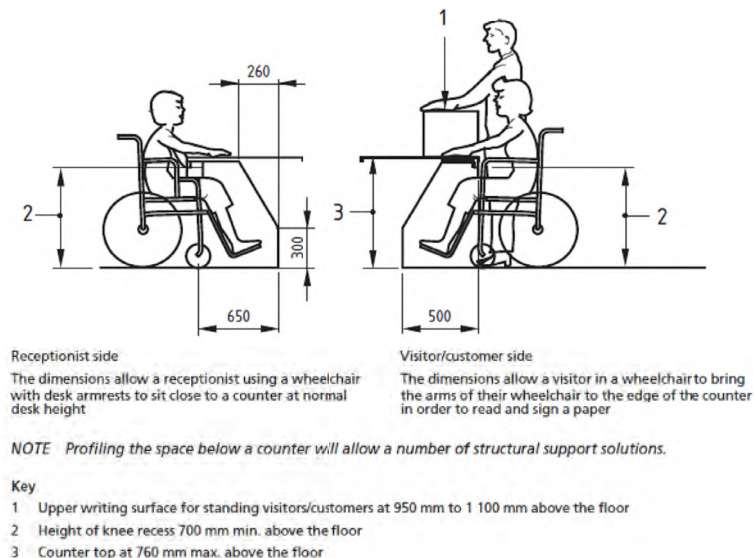
- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances.

MAIN ENTRANCE / RECEPTION DESK

The School's Main Office is accessed via a security lobby. The Main Entrance doors will open automatically via buzzer /intercom system to the General Office. The reception desk will include a low level desk area for wheelchair users. In addition, waiting areas and entrance lobbies will include some of the following;W

- Materials selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted.
- The use of lighting and signage to aid way finding.
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement.

EXTRACT FROM BS8300



5.0 Access

STAIRS AND LIFTS INCLUDING LOBBIES

Stairs to both cores will be designed to comply with all appropriate Building Regulations with wheelchair refuges with intercom access.

The required manoeuvring space of 1500x1500 for wheelchair users will be provided in front of the lift on every floor without encroaching into the circulation space.

WIDTH OF INTERNAL CIRCULATION ROUTES

All primary circulation corridors are minimum 1900mm wide, exceeding the minimum required width of 1800mm as set in the DfE Output Specifications. All accessible toilets doors will open outwards without reducing the minimum corridor width.

EMERGENCY EGRESS

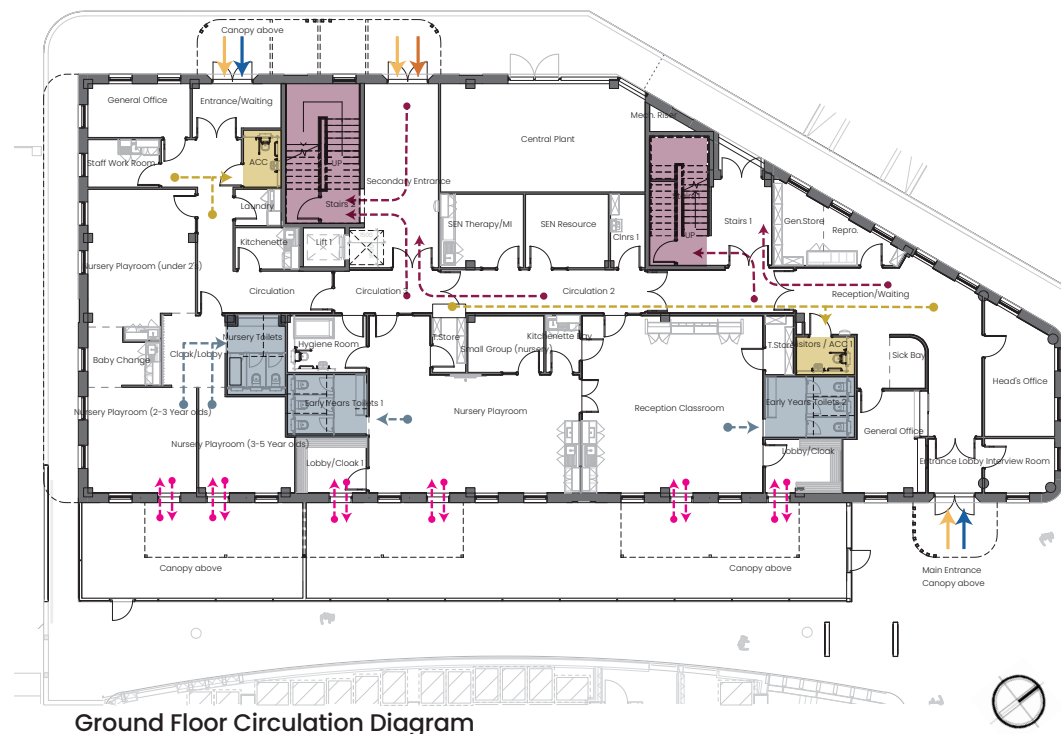
Evacuation of disabled people will be driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities and occupants of the building. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

Visual fire alarms especially where people may be alone
Improvements in legibility of evacuation procedure signs
Direction and location signs to circulation cores

FIRE FIGHTING ACCESS

The detailed design will adopt a fire engineered solution utilising references from BS9999, with sprinklers installation throughout and appropriate 30' - 60' compartmentation where required.

5.1 INCLUSIVE ACCESS

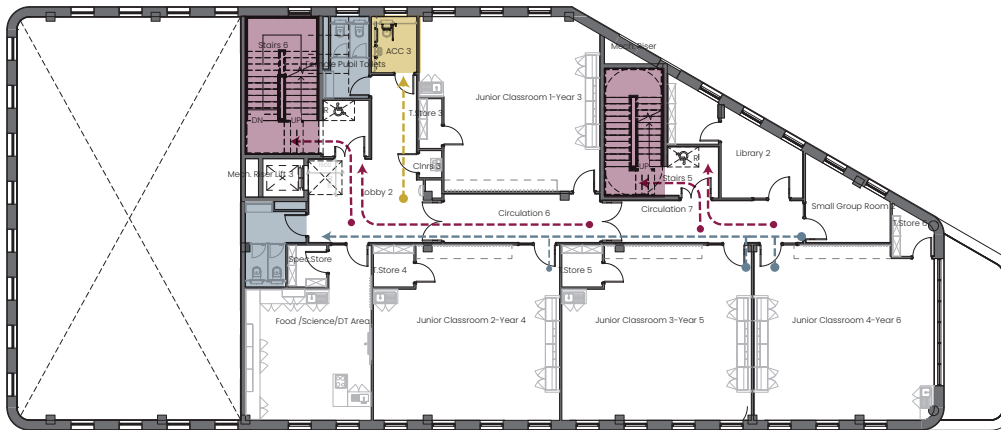


Ground Floor Circulation Diagram

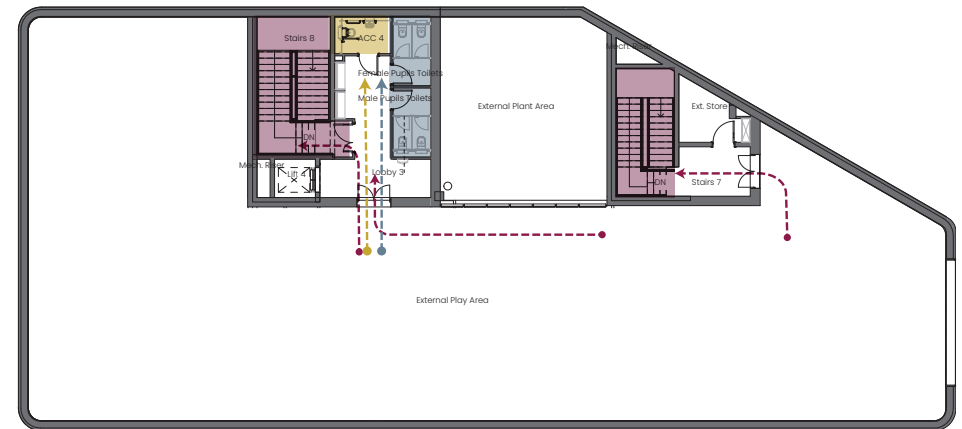


5.0 Access

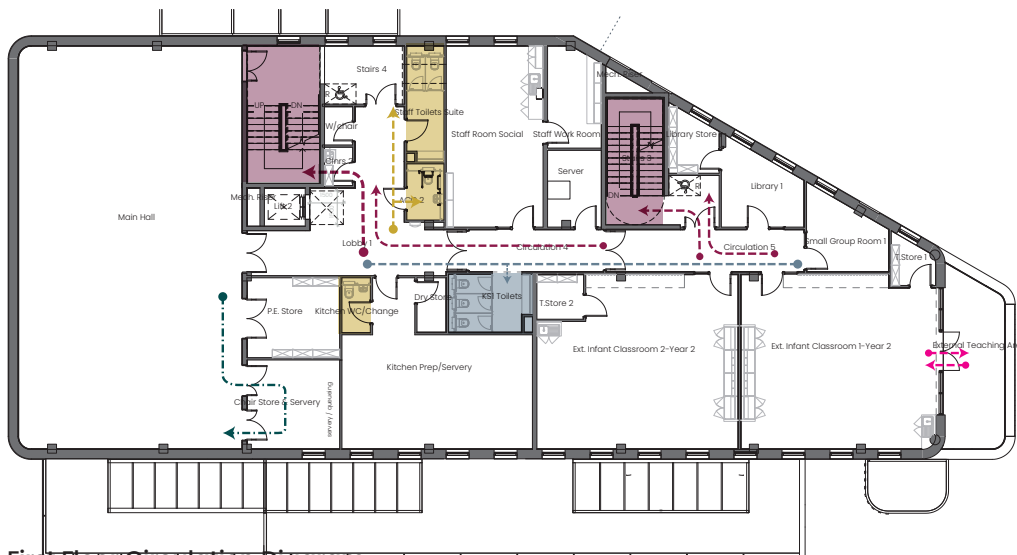
5.1 INCLUSIVE ACCESS



Second Floor Circulation Diagram



Third Floor Circulation Diagram



First Floor Circulation Diagram



5.0 Access

The Private Daycare entrance will be accessed off Silvercroft Street to the North of the building and will be managed and operate separately from the Primary School.

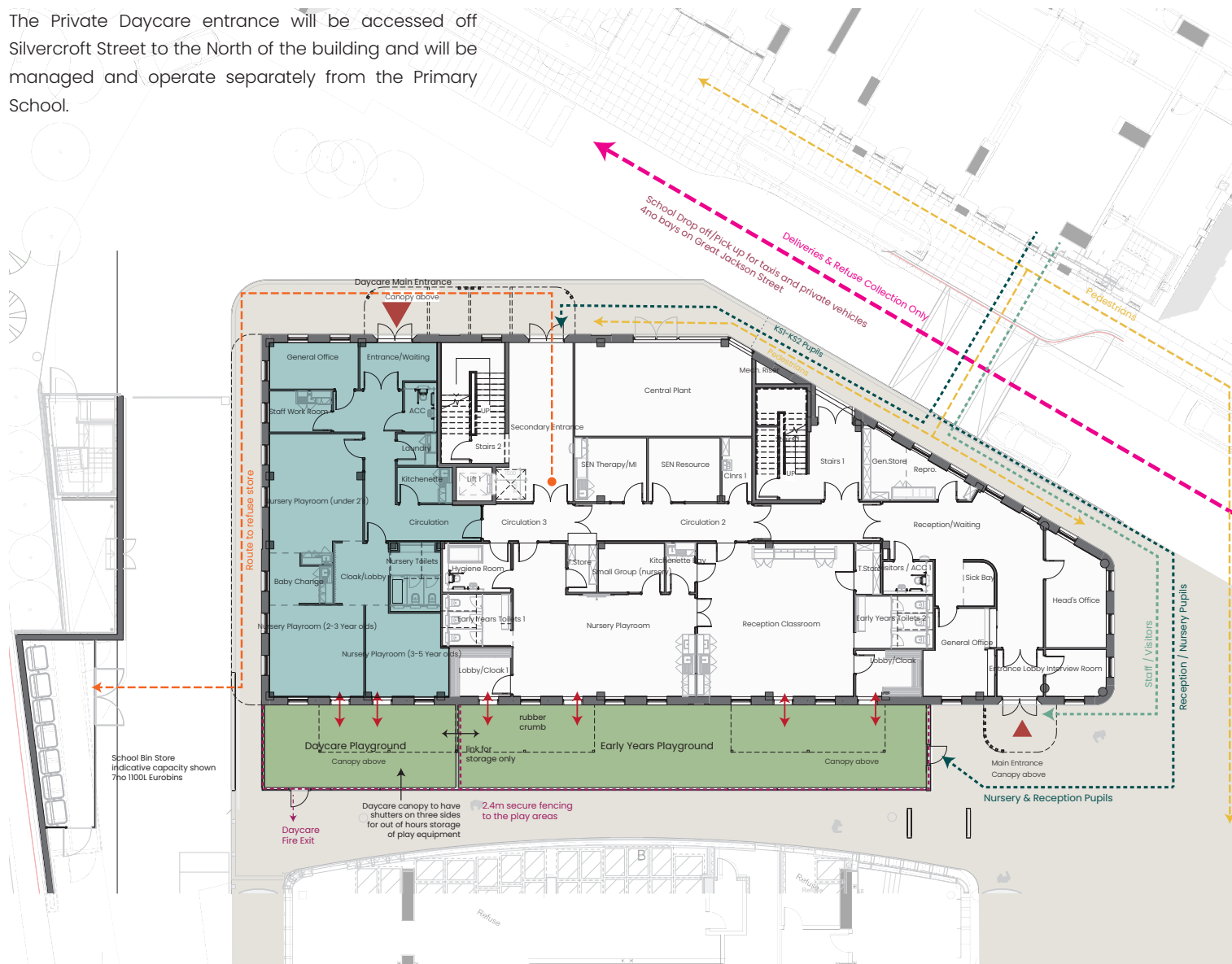
5.2 EXTERNAL CIRCULATION DIAGRAM

The Main Entrance of the Primary School is located to the South of the building and will be used by Staff and visitors mainly.

The majority of pupils will access the school by foot via Silvercroft Street.

The entrance for child drop-off to the Nursery and Reception Class is accessed adjacent the main entrance in line with expected handover and pickup procedures for children of this age group.

KS1 and KS2 pupils will be using the Secondary Entrance to the North and will be accompanied by their teachers to their classrooms at first and second floors.



- Primary School
- Daycare
- Public Realm
- Deliveries
- Vehicle Access
- Staff Circulation
- Pupil Circulation
- Pedestrian Circulation
- Route to refuse store

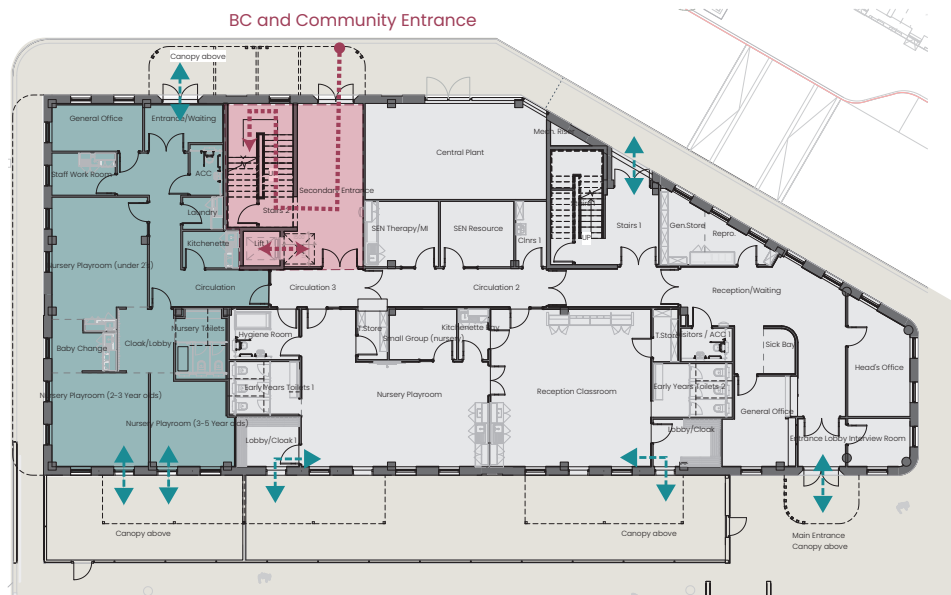
5.0 Access

The school, has been designed to facilitate direct access in to the community usage and breakfast club areas from a secondary entrance off Silvercroft Street. Secure zoning of these areas only allows access to areas that would be specifically required to:

BREAKFAST CLUB – access and usage of the main hall and storage and toilets prior to the start of the school day from 7.30 to 8.30am. Note this does not provide access to the rooftop play areas

COMMUNITY USAGE – access and usage of the main hall, storage and toilets out of hours. This can be for events and performances run by the school at evenings and weekends but also can also be a potential revenue source for the school.

5.3 COMMUNITY USE



Ground Floor



First Floor



- Community use & Breakfast Club
- Daycare

5.0 Access

GREATER MANCHESTER POLICE

Greater Manchester Police liaison were consulted during the design process in order to review the scheme design in relation to security issues. This generated a useful discussion and a positive response to the proposed design.

A Crime Impact Statement has been produced by GMP in relation to the Proposed Development containing recommendations to inform the process of design development.

ACCESS CONTROL & CCTV

The school's output specification allows for security cameras to cover the building perimeter and the main points of entry as shown on the diagram. This allows for the daycare, main entrance and secondary entrance to be easily covered. The access control strategy provides for a secure / draught lobby at the main entrances, whereby there is a fixed glazed screen to communicate with the reception office, and allow access further into the school waiting area. An interview room for the school is located directly off this space so as the secure line is not breached. The lift operation is defined through the school's management strategy for its use for accessible pupils and movement of goods and deliveries to the kitchen at first floor. It is not available for day to day use by the pupils.

SECURE BOUNDARIES

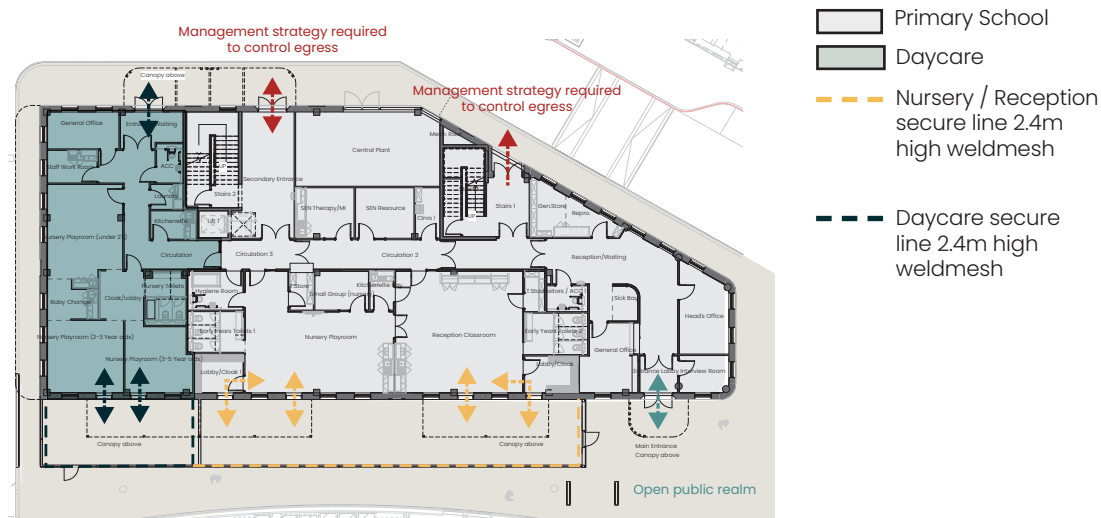
The building line creates the majority of the secure boundary for this project due to the constrained site. Ground floor early years play areas provided with 2.4m high weldmesh type fencing.

The 'public realm' is open from the main entrance to the wider development context.

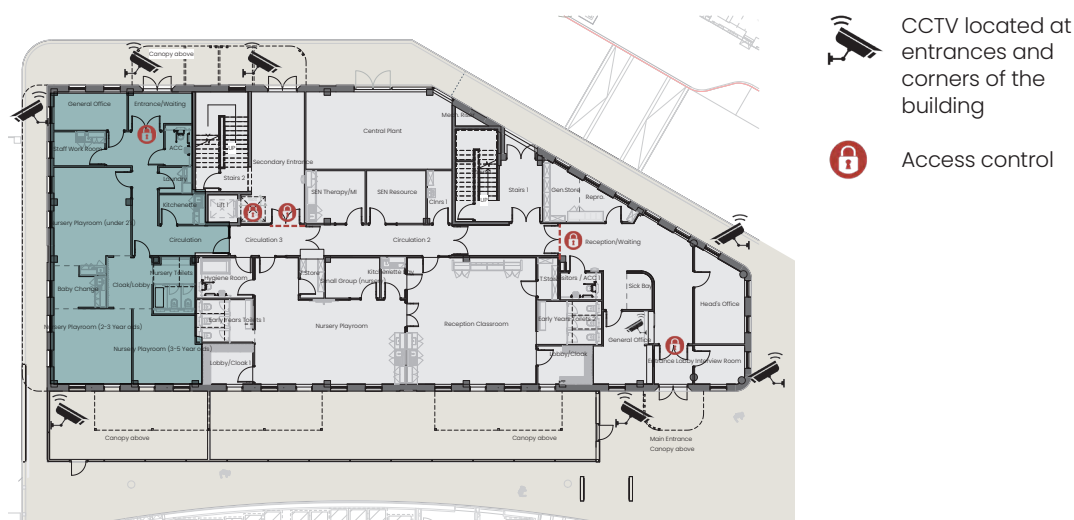
DAYCARE

The daycare facility has its own separate entrance from Silvercroft Street, and is self contained from the Primary School. A link door is provided for the potential flexibility, but will be on secure access control and only used under Management Documentation.

5.4 SECURITY



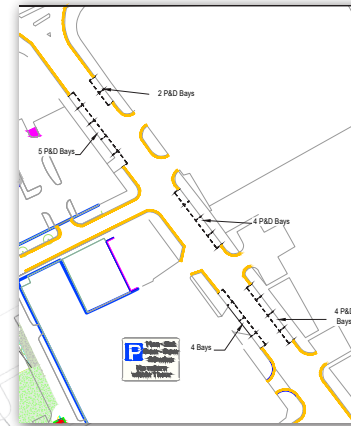
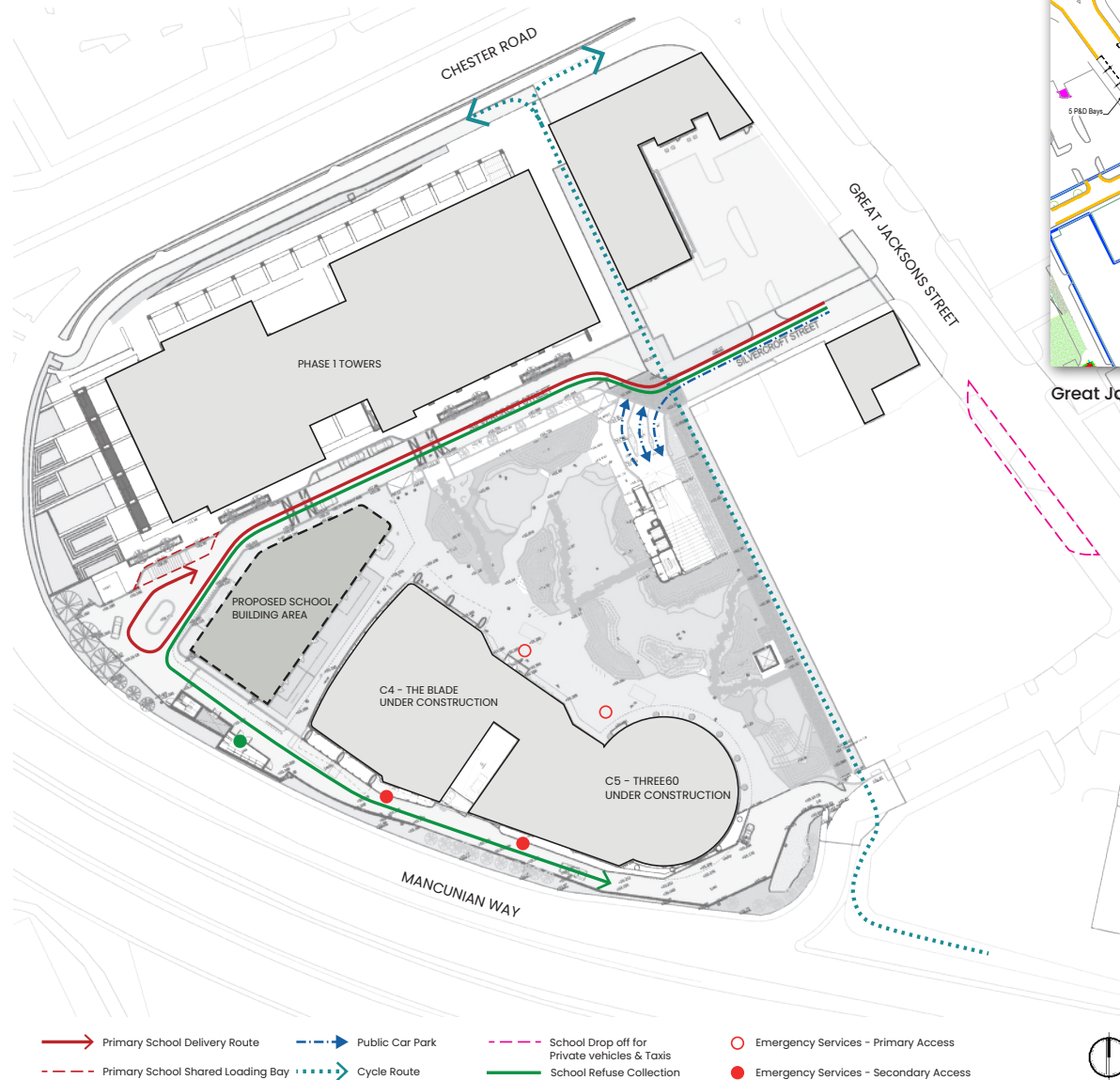
Ground Floor Secure line Diagram



Ground Floor Security Diagram

5.0 Access

5.5 TRANSPORT



Great Jackson Street parking bays

TRANSPORT CONNECTIONS

The Site is within easy walking distance of the central retail and commercial districts of Manchester city centre. The site benefits from being closely linked Deansgate Railway Station and Deansgate-Castlefield Metrolink Stop. Bus stops are located close by on Chester Road.

TAXI

Taxi drop offs for the school will predominantly utilise the bay outside the Elizabeth Tower reception.

CARS / PARKING

Through consultation with the Local Education Authority and Manchester City Council, it has been agreed in principal that due to the city centre nature of the school it is not necessary to provide drop off directly outside the school. This will be managed accordingly by the school.

It is anticipated that as the neighbourhood grows the majority of pupils may come from the development itself via foot. Drop off bays for the school have however been illustrated outside on Great Jackson Street. A safe walking route can then be taken along Silvercroft Street and into the park (with pedestrian priority).

5.0 Access

SERVICING

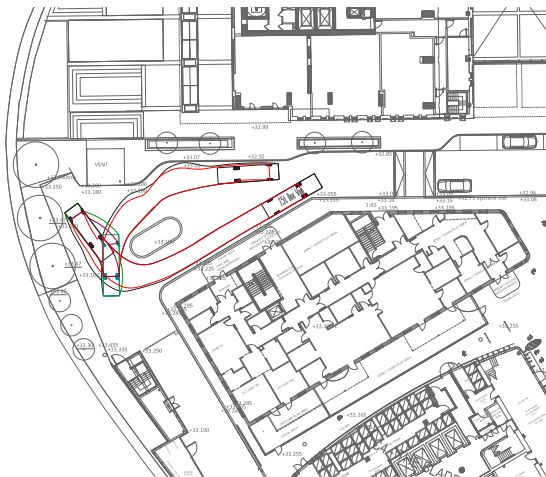
LARGE SERVICE VEHICLES (E.G. REFUSE COLLECTIONS)

Refuse vehicles will enter the site via Silvercroft Street, continuing up past the Phase 1 development. At this point the vehicle will turn left and pass through the vehicles barrier to the side of the car parking exit, collect from the school's refuse store and continue to exit the site via Melbourne Street.

SMALL SERVICE VEHICLES (DELIVERIES)

Smaller vehicles; daily delivery vans etc, will be able to turn right to the proposed turning head and use the bay outside the Elizabeth Tower reception.

The school's servicing strategy is consistent with the overall servicing strategy prepared and approved as part of the hybrid planning permission for the wider Crown Street Phase 2 development.



Turning head for small service vehicles

5.6 SERVICING

REFUSE COLLECTION

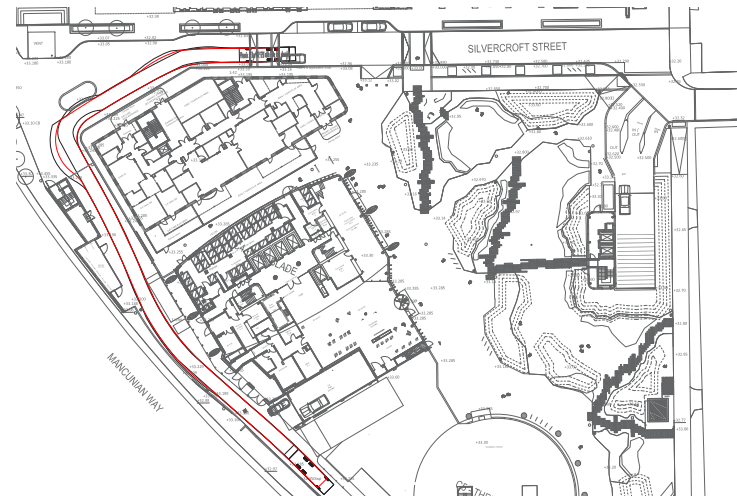
BIN STORE

The main refuse store for the development is located externally to the south west side of the building across Silvercroft Street. Access to the bin store for the school staff will be via the north west entrances.

The refuse store has 1 single and 1 double door, which can work as a one way in / out system to aid in the quick return of the empty bins to the store. Refuse collection will be by licensed waste carriers in accordance with governments legislation. The plans opposite detail the refuse store location, capacity and circulation strategy.

NUMBER OF BINS

In line with Appendix C of MCC GD 04 Waste Storage & Collection Guidance and since there is no specific school section, we consider the development to have similar requirements to Offices, that being 2600l per 1000sqm of gross floor space, 50% of which to be recycling. The proposal exceeds these requirements.



Refuse vehicle one way route to refuse collection

5.0 Access

5.7 WASTE MANAGEMENT

