



DESIGN AND ACCESS STATEMENT

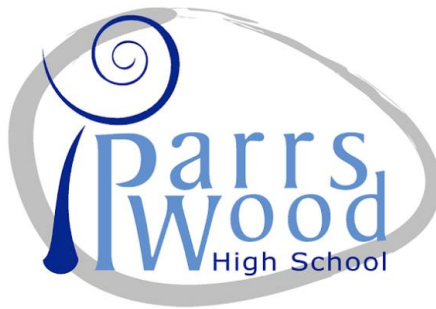
for

BOUNDARY WALL WORKS
at

Parrs Wood High School
Wilmslow Rd
Didsbury
Manchester
M20 5PG

for

Parrs Wood High School



18 March 2022

REF: S910439

School	Parrs Wood High School
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1.0 Introduction

Parrs Wood High School has multiple buildings on-site which all differ in age and design. The school has a Grade II* listed building called Parrs Wood House. Parrs Wood House was built in the 18th-century and was designated a Grade II* listed building on 25th February 1952.

The boundary wall directly adjacent the Synergy Building falls within the listing of Parrs Wood House's curtilage.

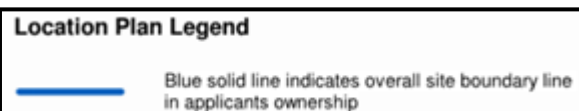
The boundary wall adjacent the Synergy Building is in desperate need of remedial works. The wall is extensively leaning to one side and is becoming a health & safety concern. The section of wall that is found to be leaning is beyond any temporary repairs and will require rebuilding. The school instructed Thomas Consulting Structural & Civil Design Engineers on the 23/11/21 and their report states that the wall leans away from the building by up to 1 in 12.5 over 2.5 meters.

2.0 Project Overview

Parrs Wood High School is situated within Manchester City Council's Local Planning Authority bracket.

This design and access statement has been formulated to support a Listed Building Application for the boundary wall works at Parrs Wood High School, Manchester, M20 5PG.

The existing infrastructure and access roads in and around the site will be unaffected by the proposal.



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3.0 Construction Logistics

For the boundary wall works it is proposed the site is accessed from Wilmslow Road. This entrance will ensure all deliveries to and from site can be undertaken without any disruption to the school and neighbouring properties.

The proposed road into the site will be appropriately fenced off with all the required safety signage being clearly displayed segregating site operatives from the school pupils and staff. All site cabins and welfare facilities are to be located directly adjacent the works.

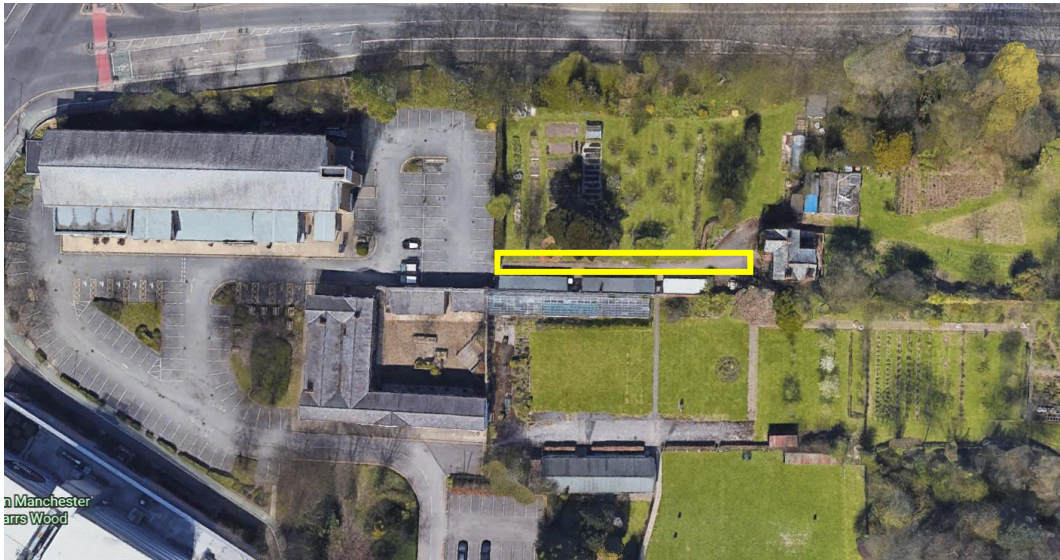
The cabins will be located within a self-contained compound with perimeter fencing and all the required health & safety signage clearly visible.



Project Extents Legend

- Blue solid line indicates overall site boundary line in applicants ownership
- Red solid line indicates extent of proposed development sites

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The yellow box identifies the access road to and from the area of proposed works. This is accessible from Wilmslow Road and leads around the front of the school site.

4.0 Design Proposals & Materials

Stratus9 will work closely with the successful contractor and all techniques and materials are to be agreed on site with the Conservation Officer before any works are carried out.

It is proposed that the section of wall found to be leaning is to be carefully stripped brick by brick down to the existing foundation level. A new foundation will be required to support the rebuilding of this part of the wall. The wall will then be rebuilt using as many existing bricks and copings as practicably possible and if additional are required they will be sourced from a reclamation specialist.

The mortar will match that of the existing brickwork with sample panels being provided for the Conservation Officer to review and sign-off.

We invite discussion with the Conservation Officer and look forward to meeting on site in due course.

Listed Building Application Drawings:

S9-10439-P-01

S9-10439-P-02

5.0 Site and Building Context

The existing site is fairly level with no steep gradients.

Car parking is plentiful, with clear access and egress points for emergency vehicles. This will remain as original with no impact from the proposed new building.