

Design & Access Statement.

Our Lady's School, Blackley
New Education Block

Rev. 01

March 2021

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Note:

All diagrams & images are not to scale

1 Introduction.

1.1 Executive Summary.

This document is submitted to Manchester City Council (MCC) as supporting information for the Full Planning Application for a proposed new education building within the school grounds of Our Lady's RC High School. It outlines the key principles underlying the design to date and development proposal.

The application is being made on behalf of the Applicant - Our Lady's RC High School.

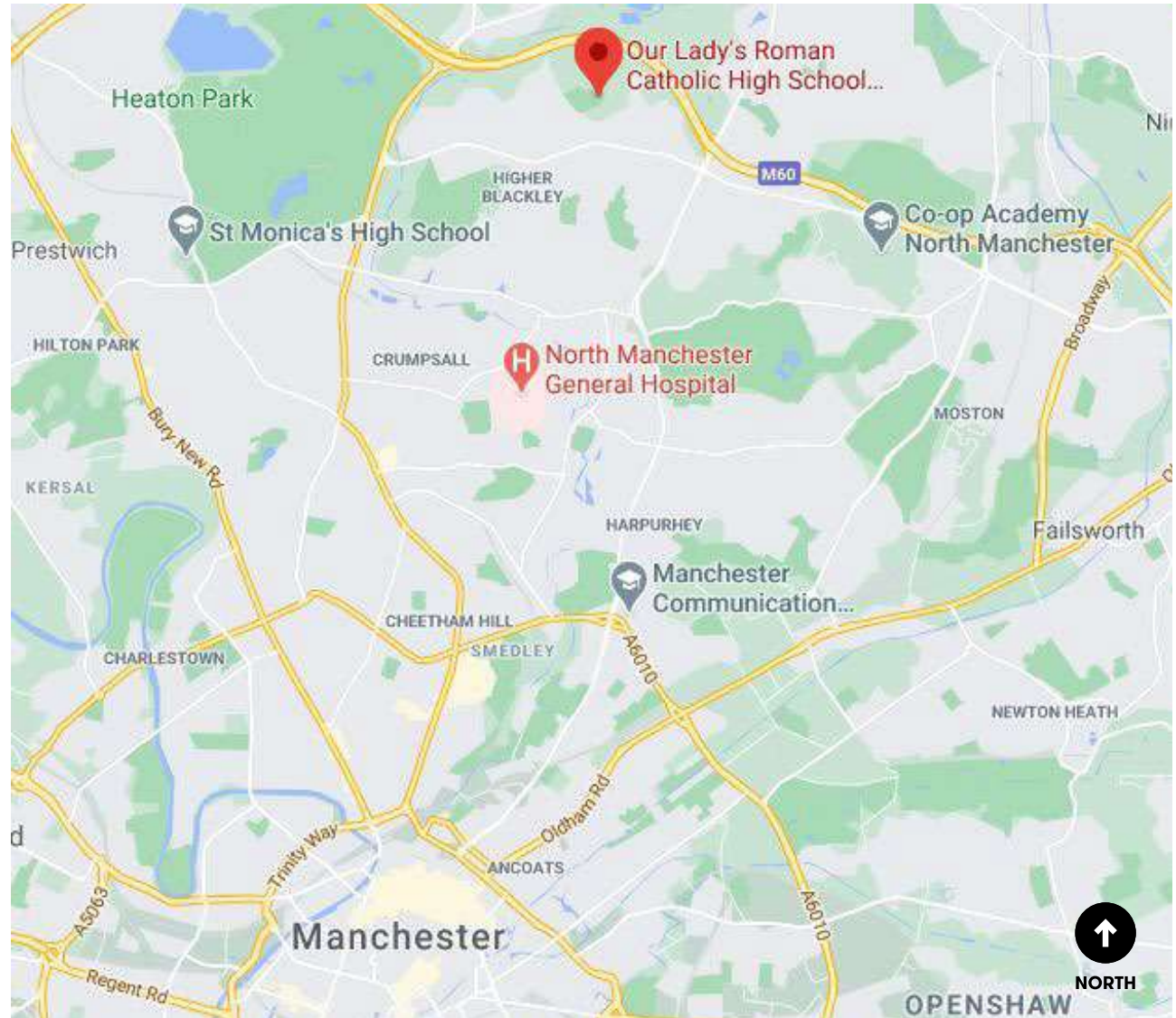
Reference: This document has been prepared in line with the principles set out in CABI's 'Design & Access Statements, how to write, read and use them'.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the planning application.

1.2 Introduction & Proposal.

This Planning Statement supports a full planning application submitted by Our Lady's RC High School promoting the erection of a 1,145 sqm GIA / 1,245 sqm GEA 2-storey educational building [Use Class F1(a)] (following removal of the temporary prefabricated classroom block that currently occupies the site), associated hard and soft landscaping works (including a new stepped access to link to the adjacent Forest School), and the creation of a temporary vehicular access via Boothroyden Road to be used during the construction process.

School Location Diagram



1.3 Site Context.

Our Lady's RC High School is an existing secondary school, which was originally constructed in 2008. The school building is shared between the mainstream pupils of Our Lady's, as well as the SEN pupils of North Ridge High School; although there are some shared facilities (notably, hall spaces and the access road to site), for the most part the teaching and external facilities of both schools are separated.

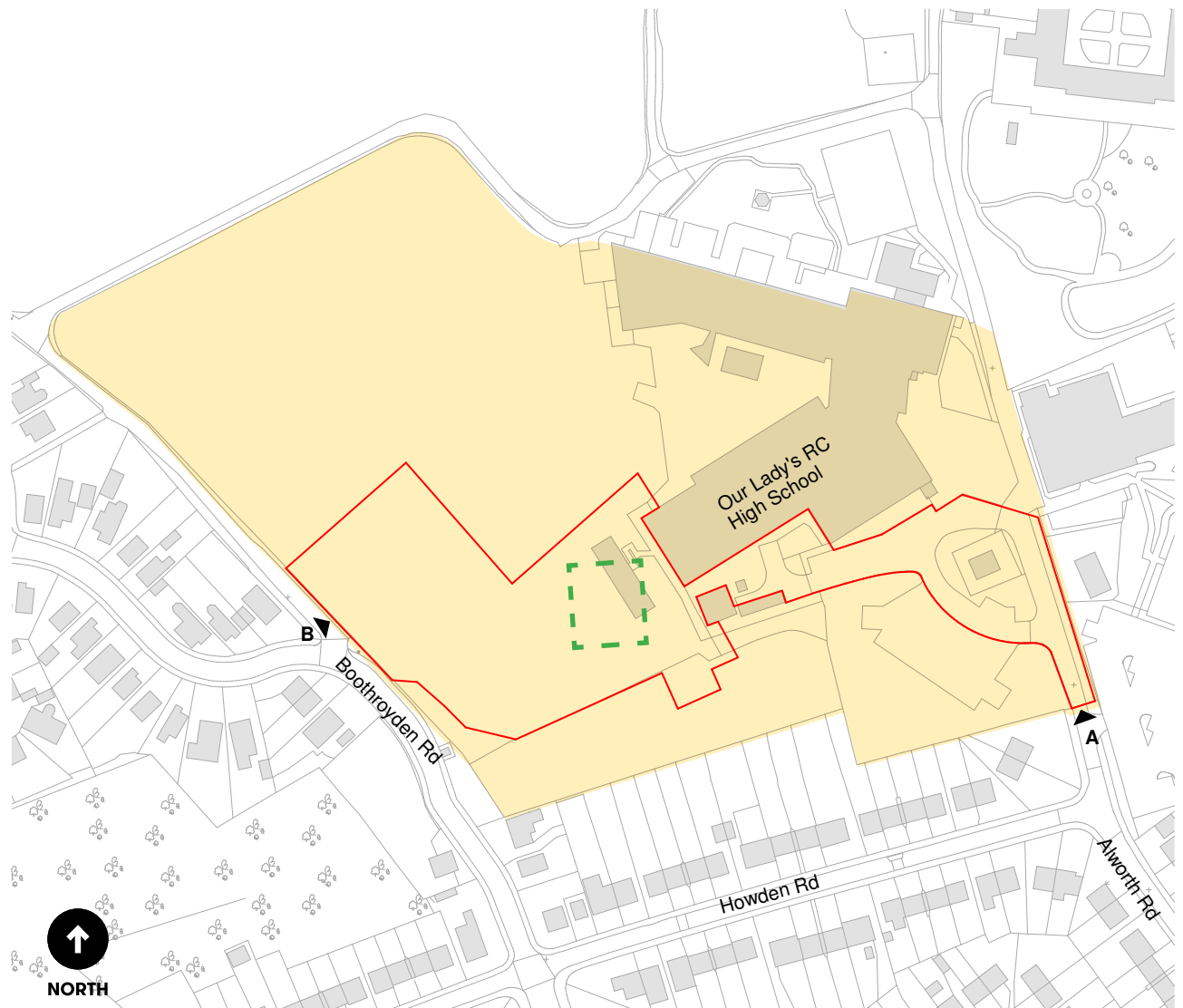
Application Site Boundary

Our Lady's RC High School school grounds.

Proposed new build approx. Footprint

- A** Existing Vehicular / Pedestrian Site Access Point
- B** Proposed Temporary Vehicular Access point (construction site access)

School Site Diagram



1.4 Reasons for development.

School Capacity Issues

The main driving force for this development is to address capacity issues faced in the existing school, as well as to accommodate extra pupil capacity. For full details, refer to planning statement.

The existing school is already over-occupied compared to its 'as-designed' pupil capacity, which puts great pressure on teaching accommodation, but more so on communal spaces such as dining, library and circulation. This has led to issues of congestion, time wasted between lessons due to lunch waiting times, cramped library space, insufficient dining space and also endangers the emergency evacuation strategy, due to excess pupils in stairwells and corridors.

This proposal seeks to increase the site's dining facilities, easing pressure on the main dining hall. This will have ancillary WCs which in turn are well placed to serve pupils using outdoor sports and forest school facilities.

This proposal seeks to increase the Library facilities, provide a dedicated chapel and reading room. A new Modern Foreign Languages teaching suite is also proposed, to help accommodate additional pupils & their learning needs.

This proposal seeks to improve the external social facilities available to the school; this eases pressure on internal facilities during break-time, and could potentially offer flexibility to provide extra informal external teaching environments, which is ever-more important in post-covid era teaching.

Responding to Population Growth

Demographic growth, as identified through the Greater Manchester area review, means that the School can reasonably expect moderate growth through the coming years. However, the School is now at capacity and will find it extremely challenging to accommodate additional students without increasing the dining area, library and without extra teaching spaces.

Manchester City Council has requested the school to accept additional pupils starting from the 2022 academic year; they have awarded 2.35 million funds to the school in order to provide the proposed new education block, therefore facilitating this increase.

Provide appropriate teaching accommodation

The existing AP Unit (Alternative Provision) is housed in a temporary modular block. AP is a specialist teaching provision for pupils with additional or behavioural needs, which are best provided outside the standard class groups. Due to the specialist nature of the teaching, certain specialist features are required in order to adequately provide the AP teaching curriculum. However, the existing AP Unit spaces are generic modular construction and not fit purpose.

The proposal seeks to provide appropriate teaching accommodation for Alternative Provision.

2 Context.

2.1 Site Features.



2.2 Constraints & Opportunities.

Constraints

1. Existing sports pitch markings & over-run areas: (proposal footprint to avoid any impact to sports pitches)
2. Existing school - remains open during construction period. Safeguarding of pupils is a priority with pupils and construction traffic separated.
3. North Ridge High School - site is host to SEN school, with pupils of complex needs (both schools share vehicular access / parking also). So again, safeguarding is a high priority
4. Existing attenuation tank below ground - exact location TBC
5. Raised mound of earth of unknown composition: potential contamination, potential made ground.
6. Steeply sloping site - down towards forest school and road
7. Below ground pipes / no build buffer zones either side
8. Residential neighbourhood dwellings: Important to maintain neighbour privacy by appropriately setting new development away from existing dwellings.

Opportunities

A / B / C. Potential construction access points

1. Existing forest school (informal shelters used for outdoor learning) - currently can only be accessed by pupils crossing the car park (safeguarding issue). Opportunity to provide new stepped access from within school site boundary.
2. Existing alternative provision (portacabins). Currently provide poor teaching accommodation. Opportunity to provide permanent purpose built accommodation through new build.

Constraints & Opportunities Diagram



Existing Main Site Access point →

Existing emergency / maintenance vehicle access point →



2.3 Historic Context.

2000 photo (no school on site)



2005 photo (no school on site)



2009 photo (school constructed in 2008, grounds incomplete)



2016 photo (main school building & grounds complete)



2017 photo (Alternative Provision Cabins under construction)



Present Day (AP unit in place, forest school in place)



2.3 Historic Context *(continued)*

Opposite and below are the 2009 & 2016 Historical Context photos (from Google Earth), which are from during the construction of the main school building, then the period of post-completion. Key items to note:

- Temporary construction access point was from Boothroyden Road. — — — — —
- The 'raised mound' existed before the sports fields. — — — — —

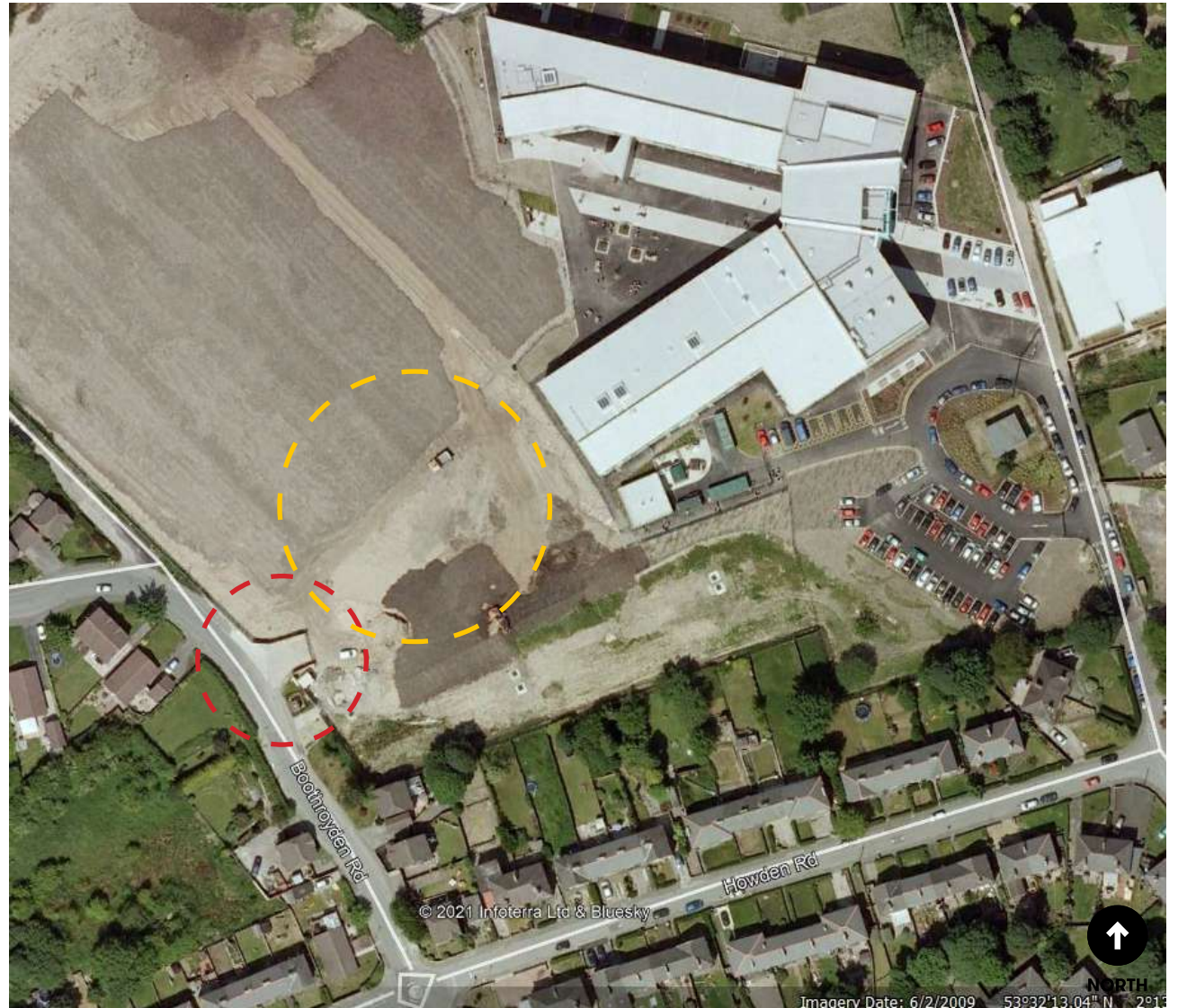
2016 photo (raised mound is clearly visible)



As the mound has been in place since the existence of the school, this sets the principle that while the school has been in existence. This part of the school site has never been used for sports use, and has never been capable of being used for sports use.

The temporary construction access sets the principle that historically a construction access off Boothroyden Road is potentially acceptable from a planning perspective.

2009 photo (school constructed in 2008)



2.4 Existing Photos.

1 - main building



2 - view towards portacabins



3 - view from mound towards main building



4 - view from car park



2.4 Existing Photos (*continued*).

1 - portacabins (to be replaced)



2 - view over mound towards pitches

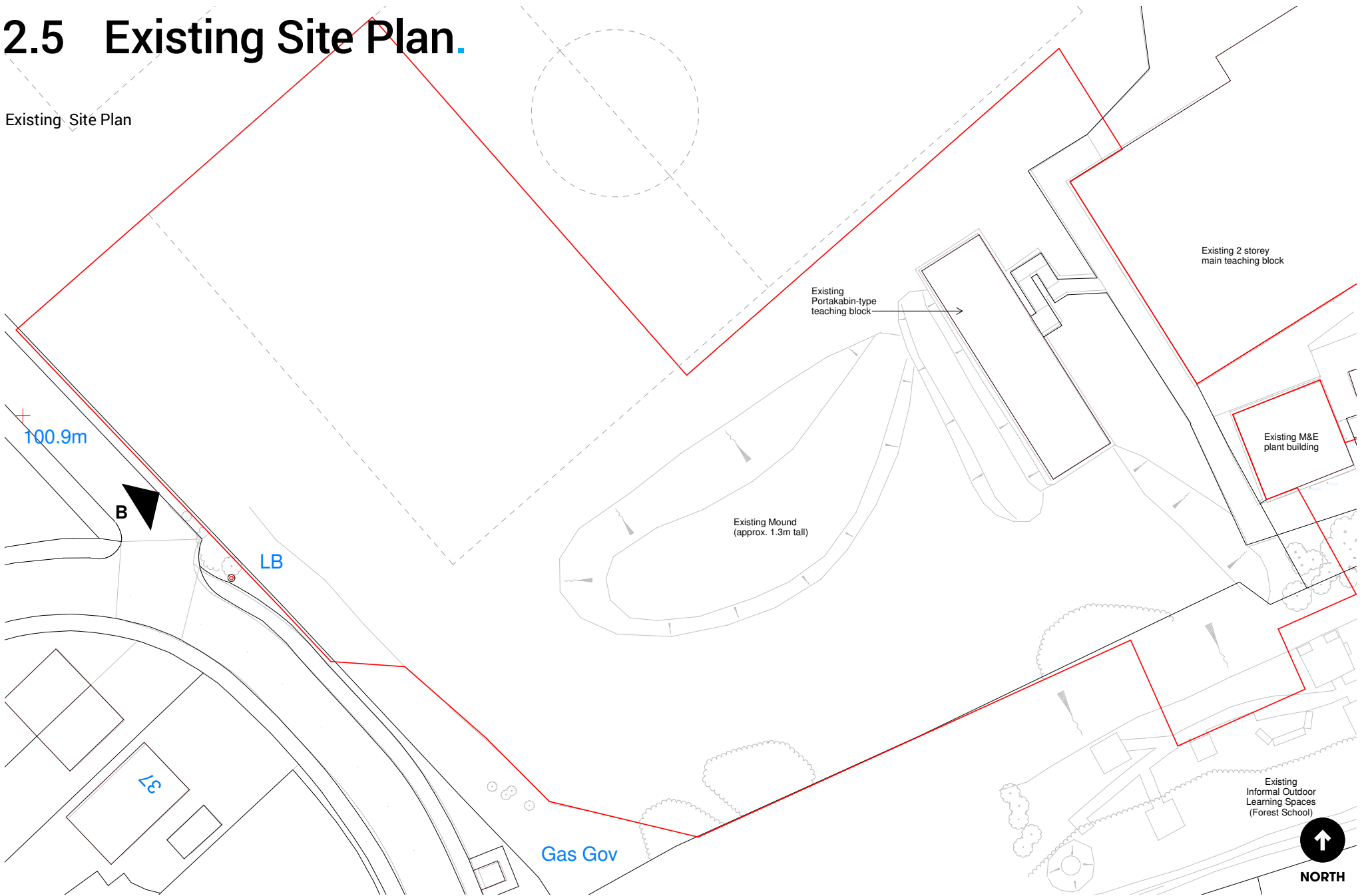


3 - view from road (steep level change)



2.5 Existing Site Plan.

Existing Site Plan



3 Design & Strategies.

3.1 Pre-application Advice / Consultation.

Pre-application advice has been sought from the local planning authority, and consultations have taken place with local residents as well as ward councillors. Below is a short summary of events / key outcomes, but full details can be found in the planning statement.

January - March 2021:

Email Pre-application correspondence

- Emails exchanged between Planning Case Officer, Architect & Planning Consultant.

16 February 2021:

Virtual Pre-application advice meeting

- Local Authority Attendees:
Planning Case Officer & Highways Officer.
- No objections to principle of development.
 - No objections to architectural design.

February 2021:

Public Consultation

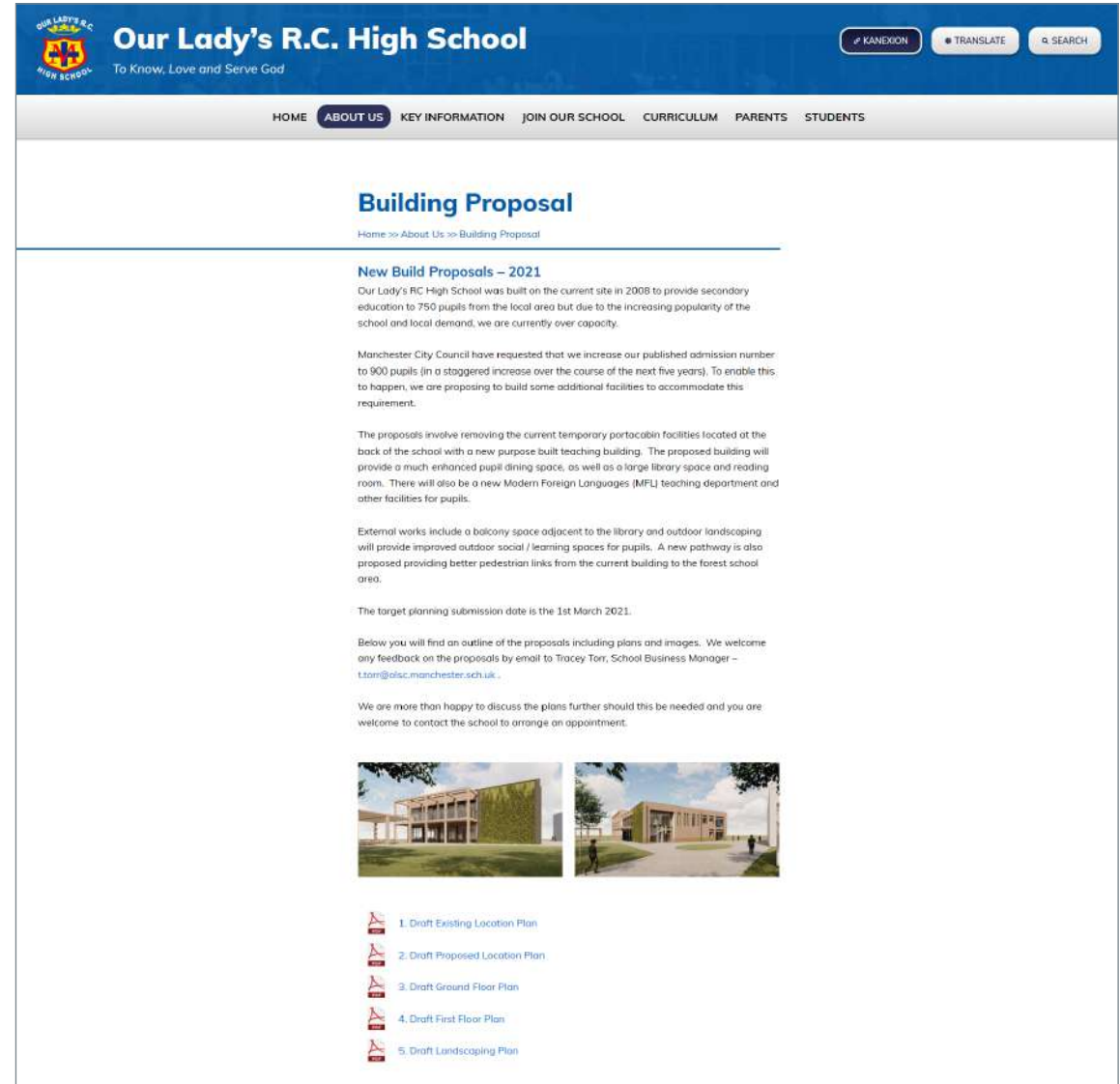
- Letter drop sent to local residents, detailing a number of means that their feedback could be given on the proposals prior to planning application (no in-person public consultation due to covid security)
- School website updated to give local residents information regarding the proposals
 - No objections received.

26 February 2021:

Ward Councillor Consultation

- Take place between Cllr Lachbury & the Headteacher to discuss proposals.

Public information post (posted to school website as part of pre-app public consultation)



Our Lady's R.C. High School
To Know, Love and Serve God

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Building Proposal

Home >> About Us >> Building Proposal

New Build Proposals – 2021

Our Lady's RC High School was built on the current site in 2008 to provide secondary education to 750 pupils from the local area but due to the increasing popularity of the school and local demand, we are currently over capacity.

Manchester City Council have requested that we increase our published admission number to 900 pupils (in a staggered increase over the course of the next five years). To enable this, to happen, we are proposing to build some additional facilities to accommodate this requirement.

The proposals involve removing the current temporary portacabin facilities located at the back of the school with a new purpose built teaching building. The proposed building will provide a much enhanced pupil dining space, as well as a large library space and reading room. There will also be a new Modern Foreign Languages (MFL) teaching department and other facilities for pupils.

External works include a balcony space adjacent to the library and outdoor landscaping, will provide improved outdoor social / learning spaces for pupils. A new pathway is also proposed providing better pedestrian links from the current building to the forest school area.

The target planning submission date is the 1st March 2021.

Below you will find an outline of the proposals including plans and images. We welcome any feedback on the proposals by email to Tracey Torr, School Business Manager – t.torr@olsc.manchester.sch.uk.

We are more than happy to discuss the plans further should this be needed and you are welcome to contact the school to arrange an appointment.



1. Draft Existing Location Plan
2. Draft Proposed Location Plan
3. Draft Ground Floor Plan
4. Draft First Floor Plan
5. Draft Landscaping Plan

3.2 Design Development.

Potential Development

The entire Our Lady's RC High School site was assessed to understand the viability / non-viability of potential development options. These are illustrated on the diagram on the following page:

Roof Development: NOT VIABLE



- Existing roof & building structural capacity is not verified as having the potential to support for extra vertical expansion.
- VAT is applicable to extension developments connected to existing buildings. The MCC funding is strictly limited, therefore the VAT extra makes vertical expansion economically not viable with the available funds.
- Existing internal stairwells are already over-capacity. Dangers of adding extra pupils to an already difficult situation could have dangerous implications to the emergency evacuation strategy..

Sport Grounds Development: NOT VIABLE



- The school's sport grounds are an important part of the curriculum, therefore it is vital that the development does not impact the existing sports grounds. All options impacting sports pitches are not viable.
- The school has a hard surfaced 'courtyard space'. This is well used socially by pupils, therefore cannot be lost without impacting pupils. In addition, development in the courtyard area would have negative impact to internal daylight levels too the existing school building (not acceptable).

Non-Sport Grounds Development: VIABLE



- An existing raised mound of earth prevents a part of the school grounds being capable of being used for sports. This area currently has poor natural supervision and is not well used by pupils as a result. This area could be a potential development area.
- Area 6 is preferred over area 7, as this is more internal to the site (impacts neighbouring residents less). It also offers better pedestrian links to the main school building, which reduces time lost for travel between lessons.

Valley Development: NOT VIABLE



- Steeply sloping ground is not appropriate for building development.
- Below ground drains / pipes in this area have large no-build buffer zones', which prevents this area from being developed.

Parking Development: NOT VIABLE



- The parking court is well used and parking facilities are not easily replaced elsewhere on the school site (restricted vehicular access points onto site), therefore the school is not able to lose their existing parking provision.
- Below ground drains / pipes in this area have large no-build buffer zones', which prevents this area from being developed.

3.2 Design Development *(continued)*.

Potential Development Zones Diagram



3.2 Design Development (*continued*).

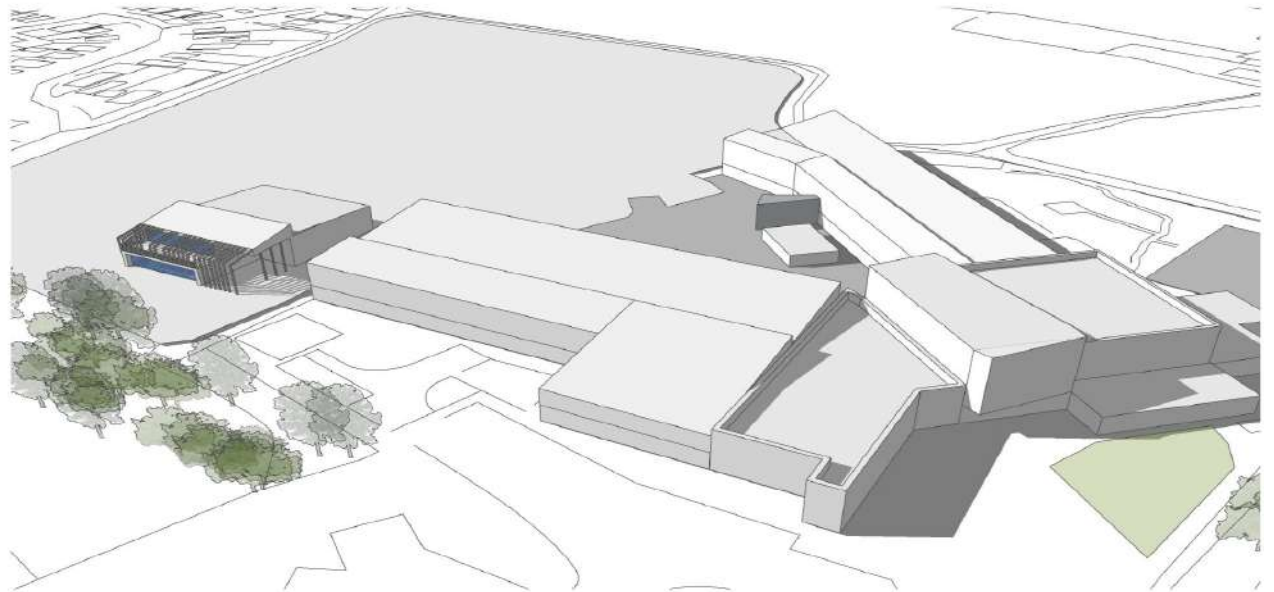
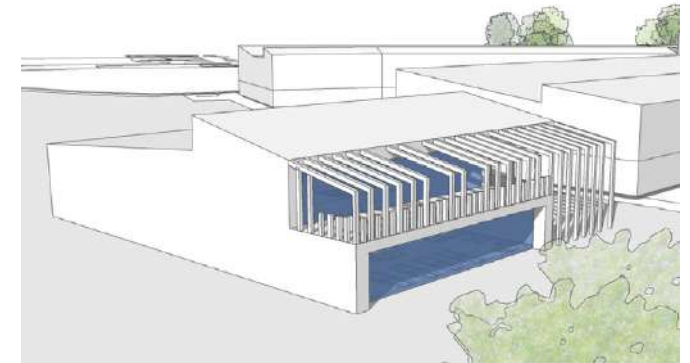
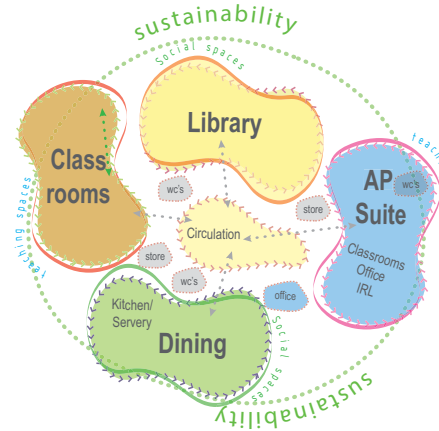
Initial Concept Design

Site development option being the most viable, this area was explored through various design developments.

Initial concepts driving the design were an aspiration for the building to connect to nature, whilst keeping to an efficient building footprint which caused no impact to sports pitches and suited the scale of buildings on the existing site. Another driver was the school's overarching masterplan to encourage pupil movement between the existing school and the forest school, as part of an environmental awareness & education campaign that the school are embarking on.

The building orientation was explored in order to provide an advantageous opening up of external 'plaza space', which in turn offered a beneficial link space leading towards the school's informal forest school in the valley area to the south (see diagram on next page).

Initial concept sketches

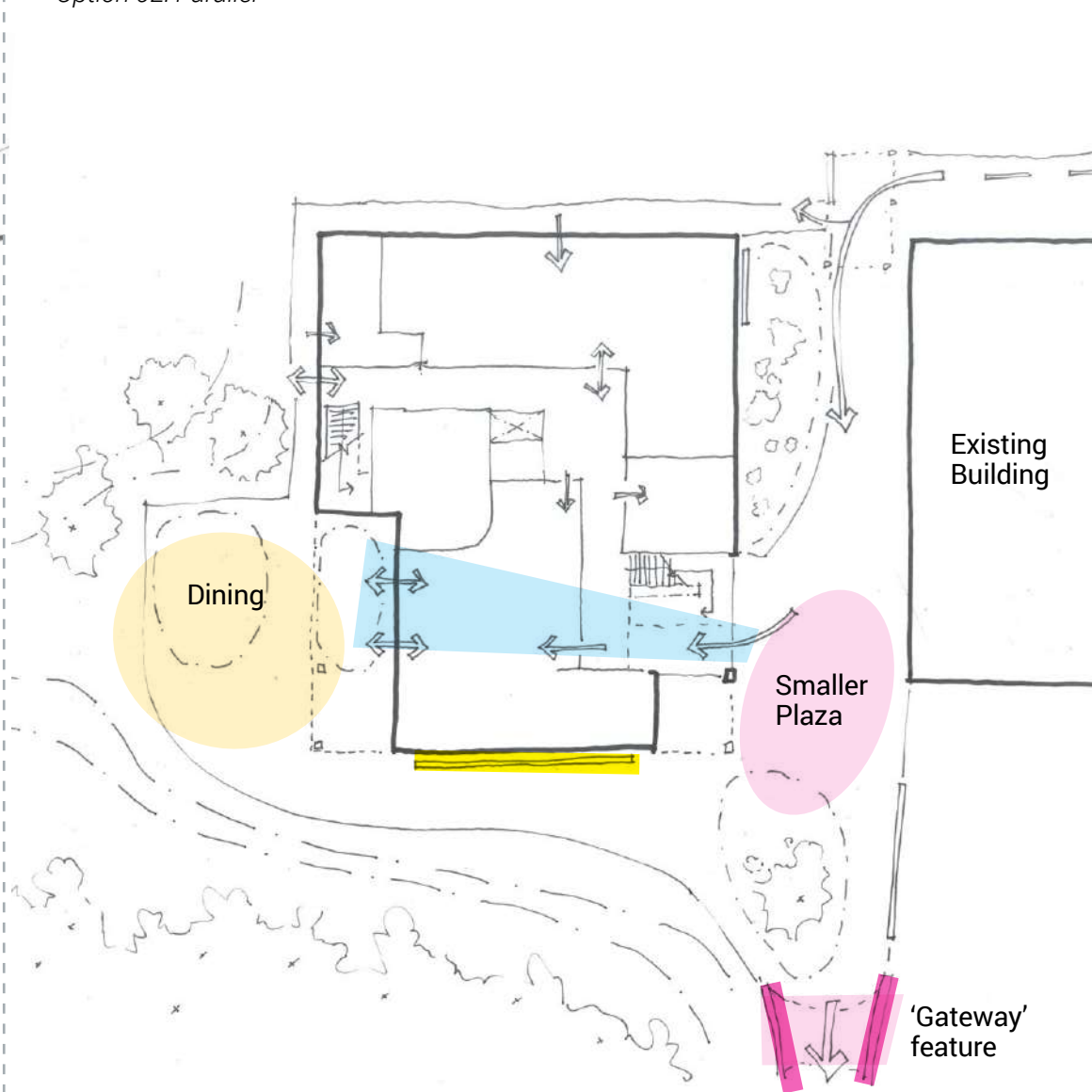


3.2 Design Development *(continued)*.

Option 01: Funnel



Option 02: Parallel

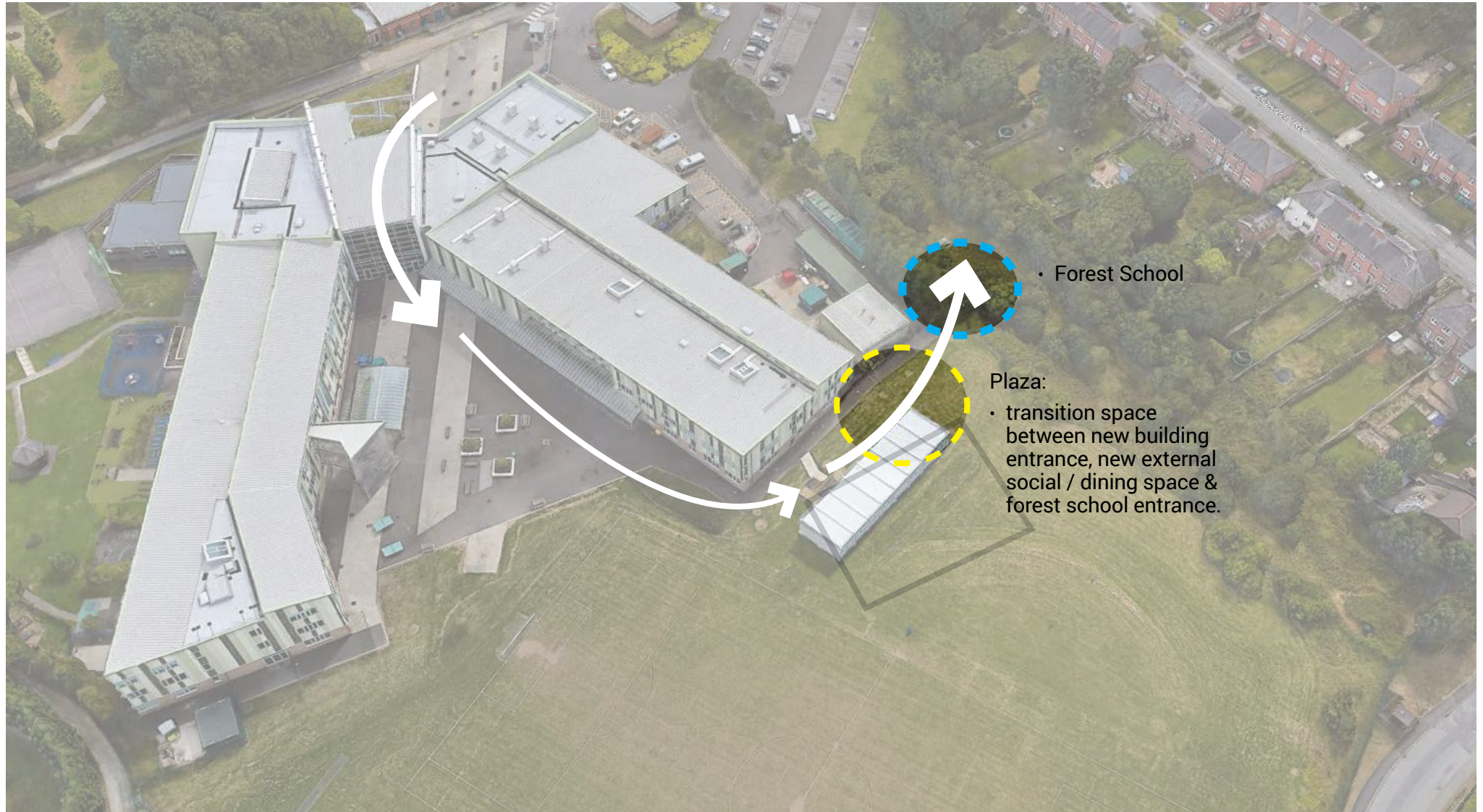


*KEY:

-  Living Wall
-  Feature views through building

3.2 Design Development (*continued*).

concept diagram: movement diagram showing links through the main building, past the proposed new build, linking to the forest school.



3.2 Design Development (*continued*).

concept massing images

1



Massing development

This page illustrates some of the design development in 3D form; image 3 is the proposed development as part of this application.

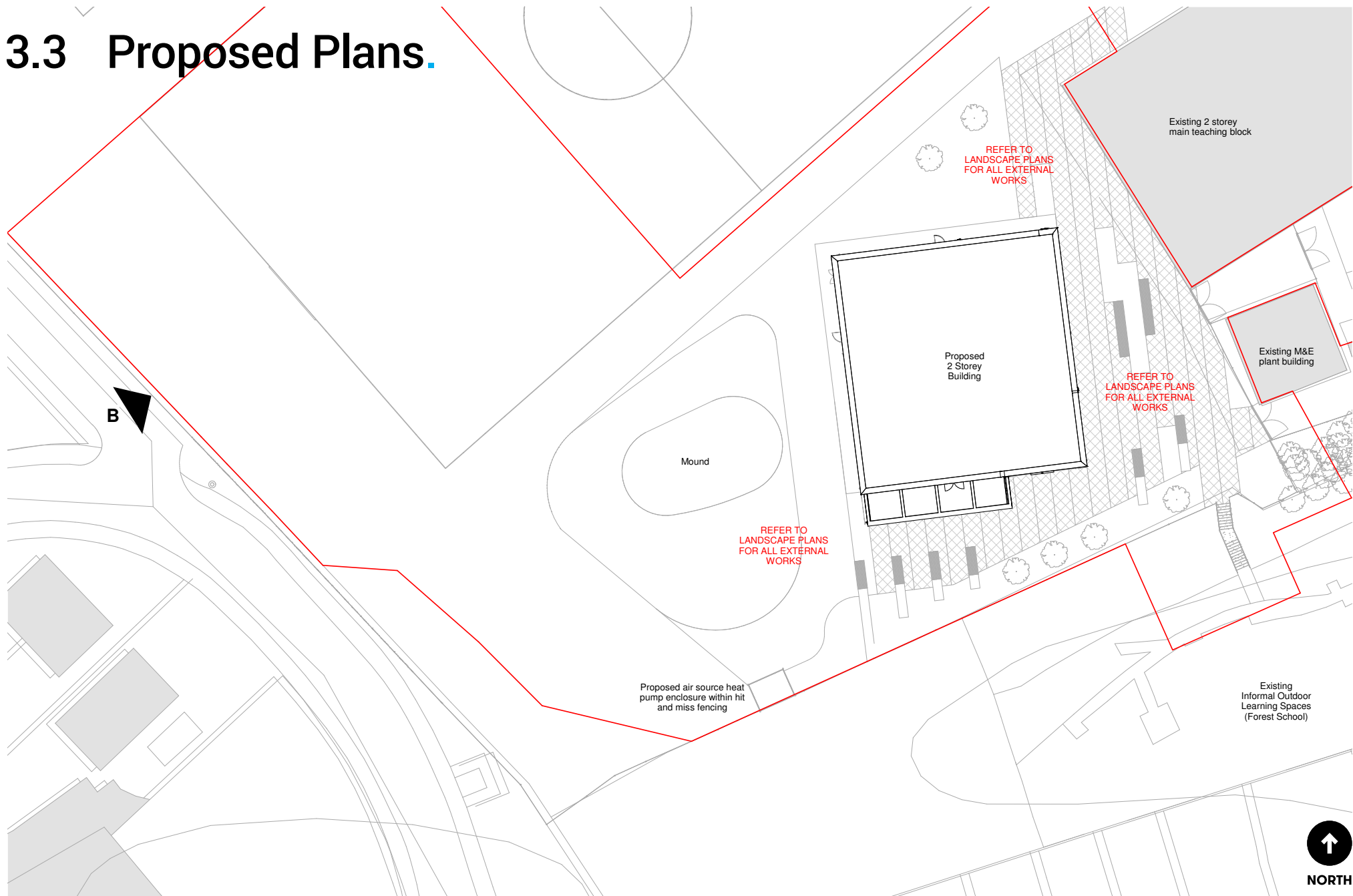
2



3



3.3 Proposed Plans.



3.3 Proposed Plans (continued).

Ground Floor Plan

- Basic Teaching
- Circulation
- External Dining
- Large Spaces
- Learning Support
- Non-net
- Staff & Admin
- Stores



3.3 Proposed Plans (continued).

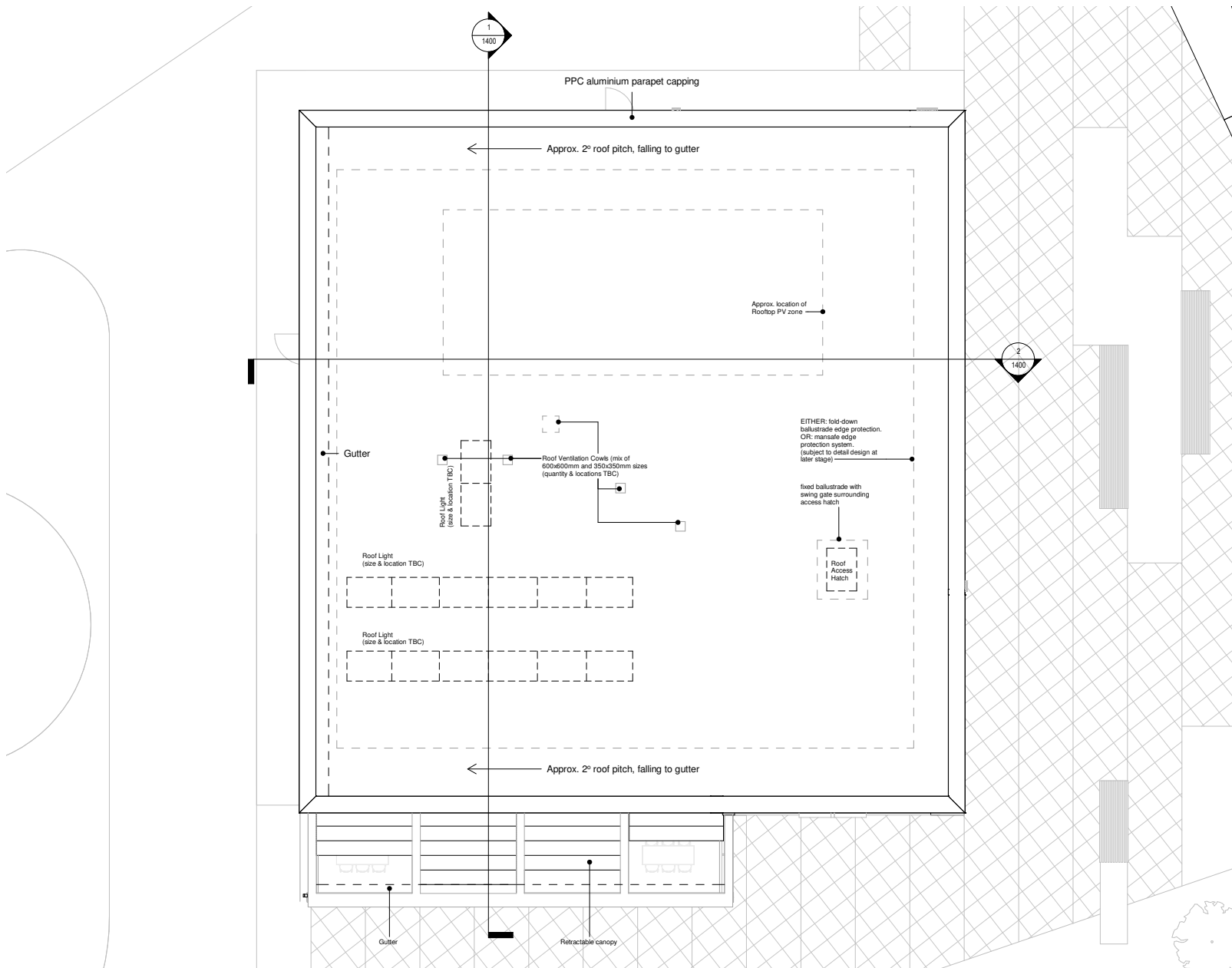
First Floor Plan;

- Basic Teaching
- Circulation
- External Dining
- Large Spaces
- Learning Support
- Non-net
- Staff & Admin
- Stores



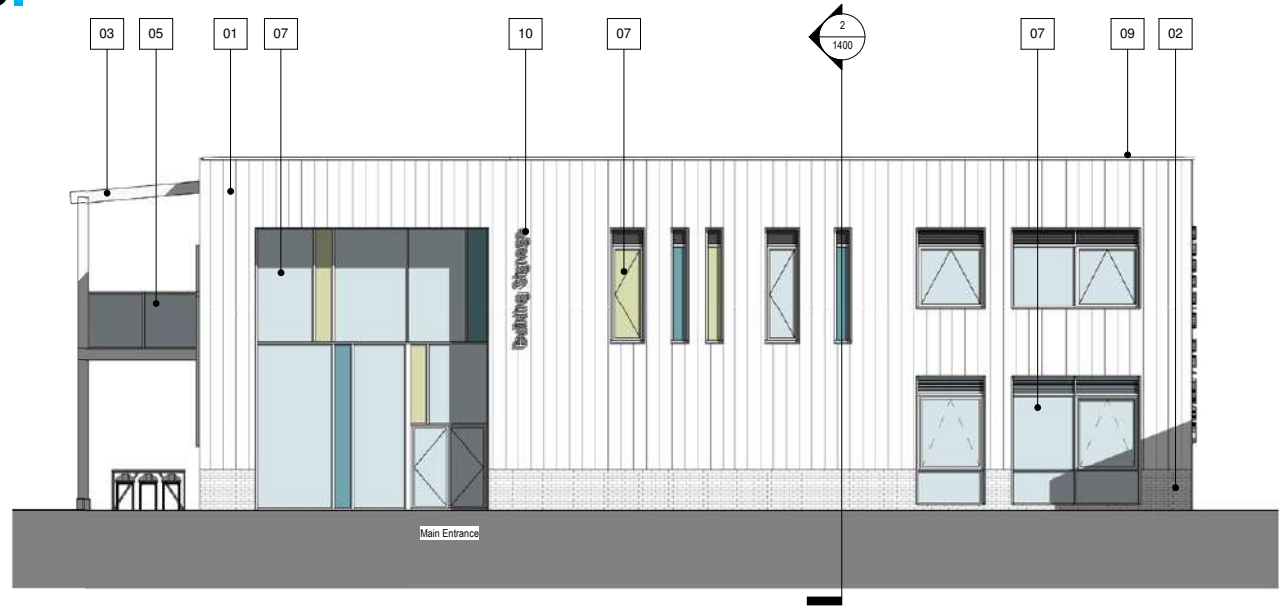
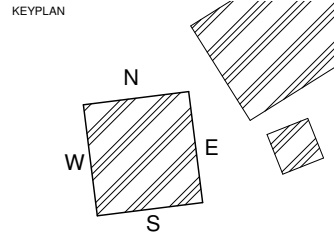
3.3 Proposed Plans (continued).

Roof Plan;

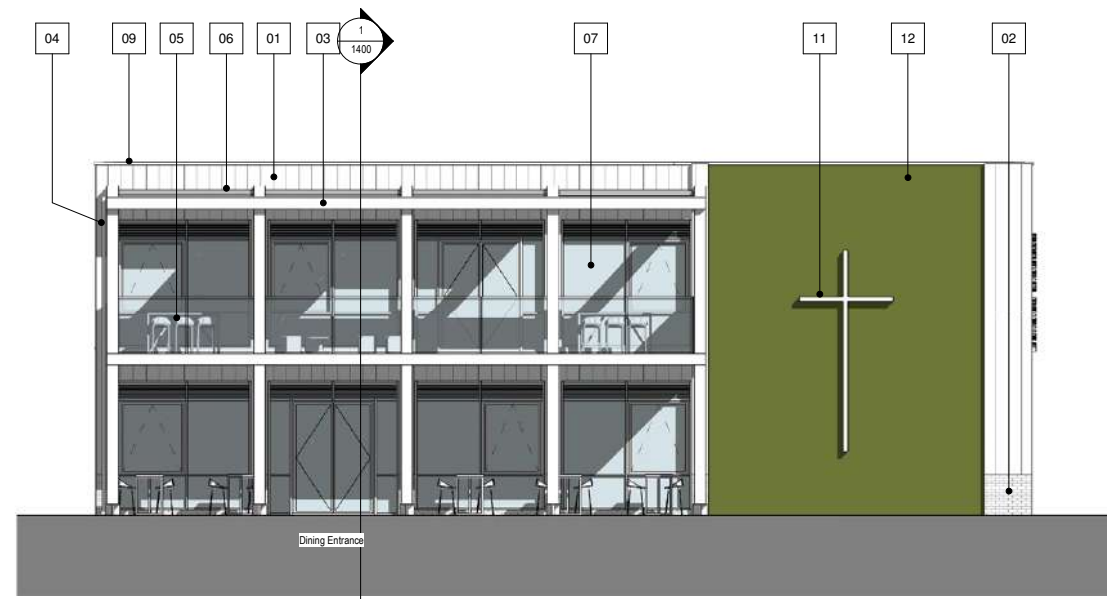


3.4 Proposed Elevations.

- 01 Composite Cladding Boards (timber effect), with concealed fixings; Recesses formed to fit RWPs that sit against the walls.
- 02 Buff Coloured Brick
- 03 Glulam (or Plated Glulam) Timber columns / Beams, with galvalised metal 'shoes' / 'junction' pieces where timber elements meet the ground / building
- 04 Galvalised metal (or PPC metal) rainwater pipes / gutters
- 05 Glazed balustrade with brushed metal handrails; timber effect balcony decking
- 06 Retractable Canopy
- 07 PPC aluminium framed windows / curtain walling / glazed doors with clear glazing (portions of the large curtain wall at main entrance, plus glazed elements to the chapel to receive coloured glass); PPC metal integrated ventilation louvres; PPC metal window soffit, reveals and sill (all PPC colour & coloured glass colours TBC)
- 08 PPC Metal ventilation louvres; PPC Metal door (either solid, or louvres, subject to ventilation requirements) (all PPC colour TBC)
- 09 PPC Metal parapet capping; Single Ply Membrane Roof covering, grey coloured.
- 10 Building Signage; Material, Colour & Design TBC
- 11 White PPC Metal Cross to protrude slightly from the Green-wall planted surface
- 12 Natural planted Green-wall with built in irrigation & drainage channels. (planting species TBC)



Elevation - East Facing - Planning
1: 100

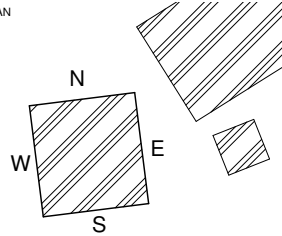


Elevation - South Facing - Planning
1: 100

3.4 Proposed Elevations *(continued)*

- 01 Composite Cladding Boards (timber effect), with concealed fixings; Recesses formed to fit RWP's that sit against the walls.
- 02 Buff Coloured Brick
- 03 Glulam (or Plated Glulam) Timber columns / Beams, with galvalised metal 'shoes' / 'junction' pieces where timber elements meet the ground / building
- 04 Galvalised metal (or PPC metal) rainwater pipes / gutters
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- 10 Building Signage; Material, Colour & Design TBC
- 11 White PPC Metal Cross to protrude slightly from the Green-wall planted surface
- 12 Natural planted Green-wall with built in irrigation & drainage channels. (planting species TBC)

KEYPLAN



Elevation - West Facing - Planning
1: 100



Elevation - North Facing - Planning
1: 100

3.5 Materiality.

Full details of the proposed building materials can be found on the elevation drawing materials key. All details regarding the external landscaping materials can be found in separate documents.

The materiality concept is neutral and natural tones generally, but tasteful additions of colour will be introduced through the PPC metal window / door / curtain wall frames, soffits and reveals (exact colour of the PPC is TBC, but current thoughts are a heritage type green tone, which pays homage to, but doesn't exactly replicate, the colour scheme of the existing school building).

Feature elements that bring further intrigue to the facade are the coloured glass will feature at the main entrance and adjacent chapel room, as well as the planted green wall. There will also be a glass and timber balcony, with integrated retractable canopy / shade, which offers semi-sheltered external spaces to enhance the building's internal space provisions.

The base of the building will be a buff brick of similar appearance to the existing building buff brick base, but the dominant facade material will be a composite cladding (timber effect).

A composite cladding material (rather than natural timber) is essential for the school as it meets the maintenance, lifespan & robustness requirements that are appropriate to an education application. The school recognise the importance of specifying quality materials which are also appropriate for school settings, but also recognise that composite cladding is available in a great range of quality standards, as well as fixing methods. In recognition of this, the school would welcome planner input to help agree the final material specification for this key facade element (via the normal planning condition process).

Composite Cladding; timber effect



Buff Brick (photo of existing building)



Glulam / Plated Glulam Elements



Retractable Canopy / Shade



PPC Aluminium frames (colour TBC)



Planted Green-wall



3.6 Proposed 3D visuals.

East Facing



3.6 Proposed 3D visuals *(continued)*.

South Facing



3.6 Proposed 3D visuals *(continued)*.

South East Facing



3.6 Proposed 3D visuals (*continued*).

West Facing



3.6 Proposed 3D visuals *(continued)*.

North Facing



3.7 Pedestrian & Vehicular Access Strategy.

Pedestrian Access Generally / Equal Access

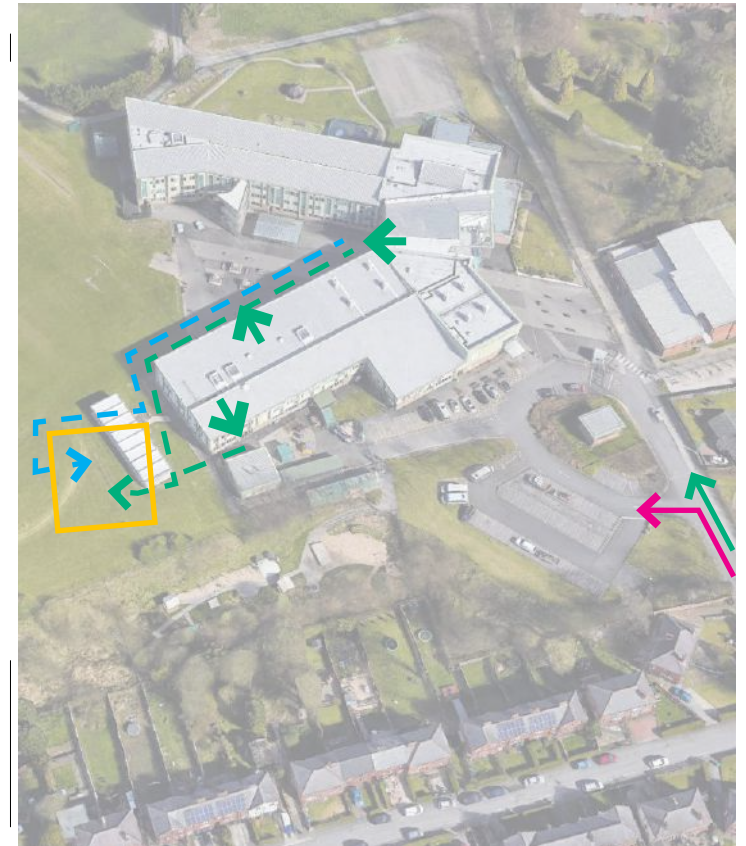
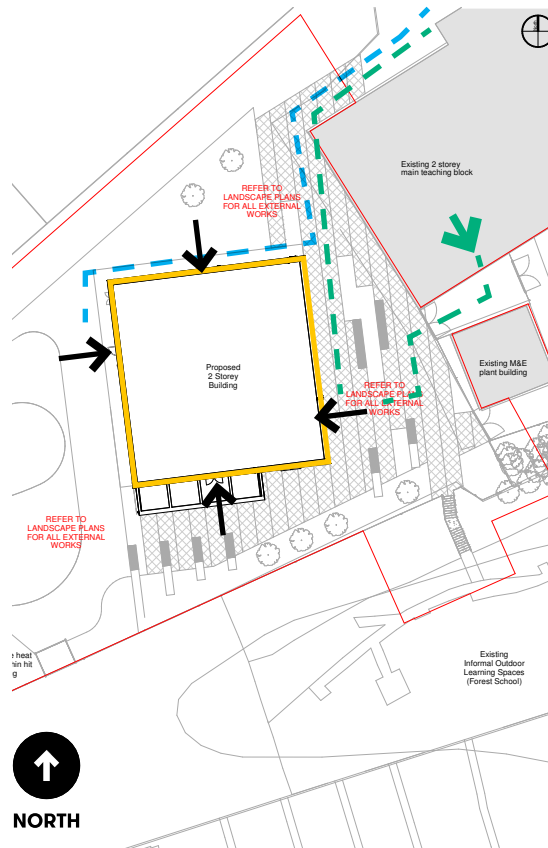
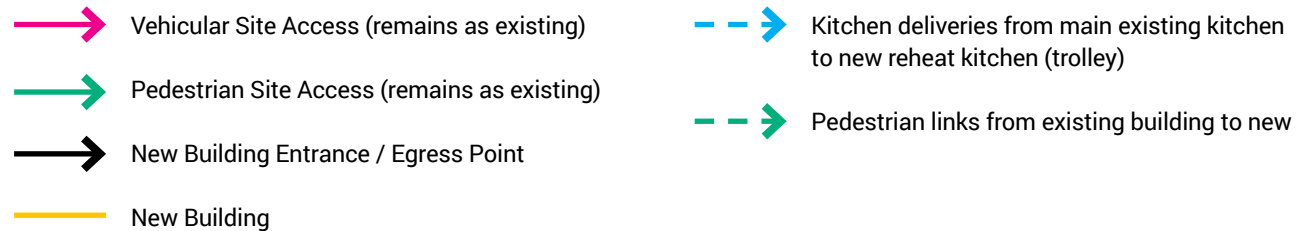
All thresholds into the building will be level access (no steps) & all pathways around / approaching the building are also level (no steps or ramps required). Internally, a lift is proposed, such that equal access is also achieved to the upper floor. All aspects of the building and surrounding building access areas are designed in order to comply with Building Regulations Approved Document Part M & the Equality Act.

Kitchen Deliveries

Vehicular deliveries remain unchanged (vehicular access to car park, then pedestrian link to kitchen entrance for the existing main school building).

The proposed kitchen in the new building is a 'reheat facility only'. The main food deliveries will remain delivered to the existing building for preparation / storage. Food will then be delivered by trolley from the existing main kitchen to the proposed new reheat facility.

Access strategy diagram



3.8 School Waste Strategy.

Proposed Waste Strategy

This development represents a minimal impact of school occupancy. Therefore, there is no proposed change to the school's existing waste strategy.

Existing Waste Strategy (external)

Outdoor Bin Store:

- The existing overall waste quantities, types and rate of collection are as per the table opposite.
- Bins are stored in a secure compound; location shown opposite.
- All bins in the compound are fully accessible.
- Recycling facilities are as easy to use as general refuse.
- The compound is fully ventilated (an outdoor compound)
- Hygiene: the bin compound is kept clear & tidy by site staff and bins are cleaned regularly.

Collection:

- A contract with a licensed waste carrier is already in place for this (B+M Waste).
- B+M Waste collect bins directly from the outdoor bin compound (no relocation of bins to a separate collection point is required).

Existing Waste Strategy (internal)

Internal waste bins are emptied on a daily basis to the outdoor bin store. This is the same strategy which will be implemented for the new build block. Segregation of waste is as follows:

- Food waste separated by the school kitchen
- Paper / Card waste collected in separate bins throughout the school.

Existing Waste Strategy

(No change proposed as result of new development)

Waste Type	Bin type / Size	Collection Rate
General Refuse	1 x 8CYD FEL (8 Cubic Yards Front End Loader)	Twice a week
Pulpable Recycling	4 x 660 litre bins	Once a Month
Mixed Recycling	nil.	n/a
Garden waste	nil.	n/a
Food Waste	2 x 240 litre bins	Once a week

Waste Strategy Diagram

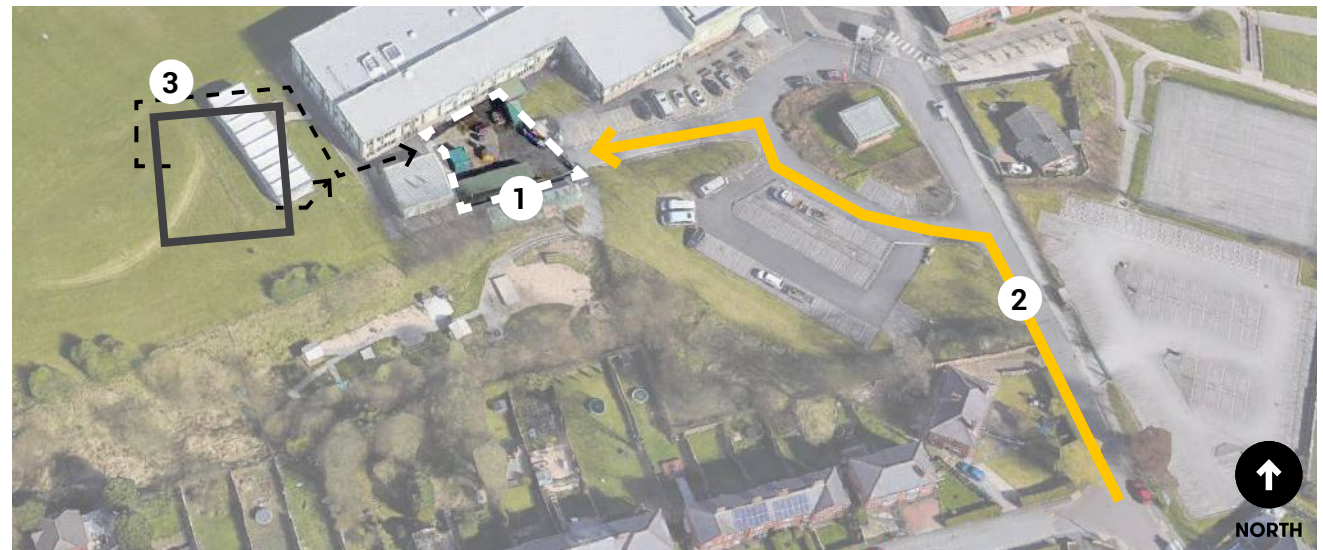


Diagram Key

- ① Secure Bin Compound
- ➡ ② Bin Collection Vehicle Route
- ➡ ③ Pedestrian route linking new build to secure bin compound
- ▭ New Build footprint

3.8 College Waste Strategy (*continued*).

Images of existing secure bin compound ①



3.9 Construction Waste Strategy.

The site specific construction & waste management strategy will be developed at a later project stage, however the underlying principals of the proposed construction waste management are set out below:

Our Lady's RC High School recognise the importance of managing waste. Once appointed, the main contractor will communicate management procedures to the workforce in the site induction. All reasonable steps will be taken to ensure waste from with the project is dealt in accordance with the waste duty of care in:

- Section 34 of the Environmental Protection Act 1990

As a producer of waste on site, the contractor will ensure that waste is stored appropriately and only transferred to authorised carriers for disposal.

- The Environmental Protection (Duty of Care) Regulations 1991

A waste transfer note will be completed for all transfers of waste and will contain a description of the waste, details of the transferee, the uplifter, carriers licence number or exemption, details of the place of transfer.

A Site Waste Management Plan will be developed for the development which will document and identify:

- A waste champion who will be responsible for the implementation and management of the Site Waste Management Plan.
- An assessment of the main waste streams that will be produced.
- An assessment of the % of waste to be recycled.
- The licence waste carrier.
- Identification of the on-site waste storage area.
- A record of how much waste and the waste types.

Where possible any demolition materials will be reused in the construction of the new facility.

Upon practical completion of the project, a review of the Site Waste Management Plan will take place to identify if there are any learning points that can be drawn from the data available and used on future projects.

4 Analysis.

4.1 Use.

The proposed use of the new build is a continuation of the existing site use: Education, non-residential institutions.

The site surroundings are quite dominantly residential, however it should be noted that there is also a dominant education use in the area (Our Lady's RC High school is one of 3 schools in the immediate area):

4.2 Amount.

Proposed new Gross Internal Area (GIA) = 1145m²

Proposed new Gross External Area (GEA) = 1245m²

4.3 Layout.

Ground Floor Internal works include:

- New Dining area, with associated reheat kitchen & WC facilities.
- New AP Unit (Alternative Provision), with dedicated access / egress for privacy.

First Floor Internal works include:

- New Library & associated reading room. New library balcony for informal external learning / study space.
- New Chapel room.
- 3no. New Modern Foreign Languages Classrooms (MFL)

4.4 Scale.

2 storey new build with flat roof (scale is in keeping with 2 storey existing school building adjacent).

4.5 Landscape.

- Refer to separate documents for all external works.

4.6 Conclusion.

This application seeks to provide new teaching accommodation to meet the college's capacity needs, as well as respond to the wider pupil place requirements set by MCC as a result of increasing population. New kitchen / dining / library space facilities to respond to the current congestion issues faced by the school due to accommodating extra pupil capacity than the original building was originally designed for.

This proposal offers a considered and consulted solution to provide this required space whilst remaining in keeping with the existing site building scale, and also avoiding the loss of any sports pitches. The proposal offers a beneficial architectural addition to the school site, through respectful scale, design & quality materiality choices.

Manchester
Woodville House
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