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DESIGN & ACCESS STATEMENT

Connell Co-op College
Teaching Block
December 2020



CONTENTS

01	Introduction
02	Site Location
03	Site Assessment
04	Site Assessment & Photographs
05	Transport & Parking
06	Site Assessment Historical Context
07	Location Development
08	Layout and Organisation
10	Design Development
12	Landscaping
14	Sustainability
15	Access

Introduction:

This Design & Access Statement has been prepared by Darwin Group LTD on behalf of Connell co-op college for the expansion of the college's existing teaching facilities. The new teaching block will be used by co-op Academy Belle Vue school for a maximum of 2 years while a new facility is constructed, after this period, the new building will revert back to be used by Connell co-op College. This document sets out to outline the process of design development and illustration of how the site analysis, research, survey work and consultation process have informed the final proposals. This document should be read in conjunction with the drawings submitted as appendices to the planning submission.

INTRODUCTION

The Applicant:

Connell Co-op College is the applicant for this project. The application site falls within the grounds of *Connell Co-op College, 301 Alan Turing Way, M11 3BS*.

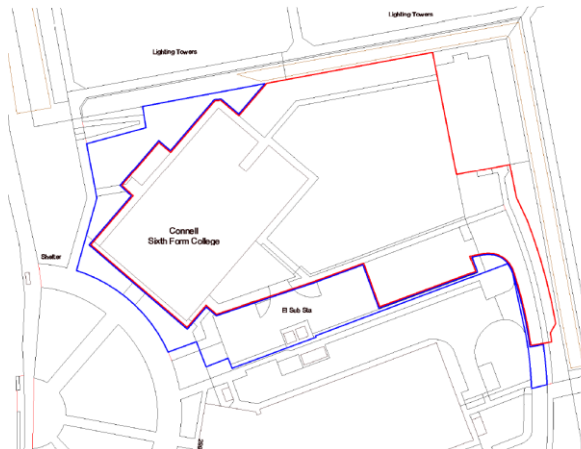
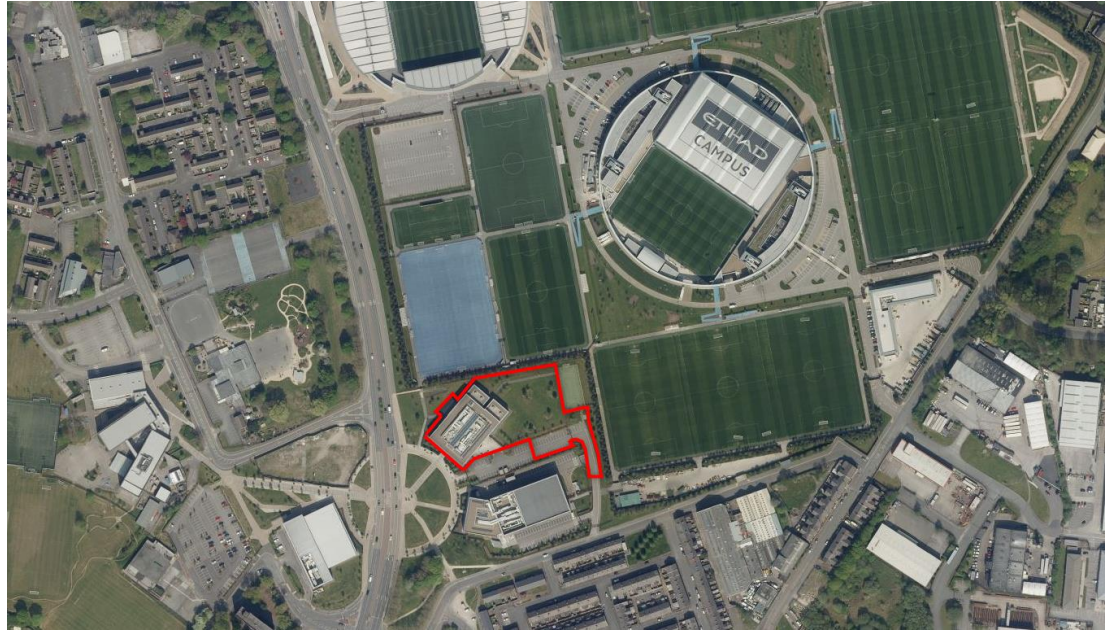
The Proposal:

The application is for a new teaching block to expand the teaching facilities within the main school site. In addition there will be 10 classrooms of a minimum of 55m² with ancillary accommodation for offices, WCs and a staffroom. The proposed single storey building will act in the first 2 years of its opening as a temporary new school block for Co-op Academy Belle Vue to operate from. It will then form an extension to the already existing Connell co-op College.

Site Location:

Connell co-op College is sixth form college catering for 16-19 year olds , located in East Manchester. Connell co-op College is situated next to the Manchester City Etihad Campus. The land the college is built on was donated by Manchester City and as such the college has strong links with the football club. The college therefore benefits from MCFC coaches and facilities. The new block is located on the are between the existing college and the local authority owned MUGA football pitch.

SITE LOCATION



Key:

Site Constraints

8316 m²

0.832 ha

Land owned by applicant

2257.6 m²

0.226 ha

Site Location:

The main school campus covers approximately 1 hectare (Highlighted in blue on the page 02), with the proposed teaching block located to the West of the existing college block. The proposed area of development is neighboured by the Manchester City Etihad Campus and the neighbouring Manchester Institute of Health & Performance. The area of development is highlighted in red on the page 02.

The college site is in East Manchester and integral to the Beswick Community Hub. Central Manchester is approximately 3 miles to the West. The main site entrance is accessed via Wilson Street, which is also the main access via car. The school can be accessed by public transport via the front of the college on Alan Turing Way.

SITE ASSESSMENT

Topography:

The existing site of the proposed building is primarily flat, with a gradual gradient (approx. 1.5m) of levels of towards the East of the site. The teaching block will be adjacent to the existing college building with carparks being formed at the front and rear of the building. These areas will take into consideration the gradient across the site and be graded accordingly with banks being introduced where necessary to allow level access to the building and smooth transitions for paths and roads.

Neighbouring Land:

To the east is the Manchester City Etihad Campus, which are screened by a mixture of hedges, trees and fences. To the south is the staff carpark which is accessed via Wilson Street which is fringed with residential dwellings.



Carpark & Beaumaris Rd



Neighbouring Dwellings

Existing Use:

The proposed development is located on a largely under-utilised segment of the school site, bringing this area into much needed use.

Character & Materials:

The existing buildings on site comprise of a range of cladding types, including brick, render and large curtain wall glazing. The proposed building is to be a single storey and cladded with brick and render panels to compliment and mirror the materials used on the existing college.

SITE ASSESSMENT & PHOTOS



Existing college main entrance



Shared entrance to the college and Manchester Institute of Health & Performance



Entrance to existing college car park



Location of proposed building as viewed from the North of the site



Existing school building viewed from the East boundary

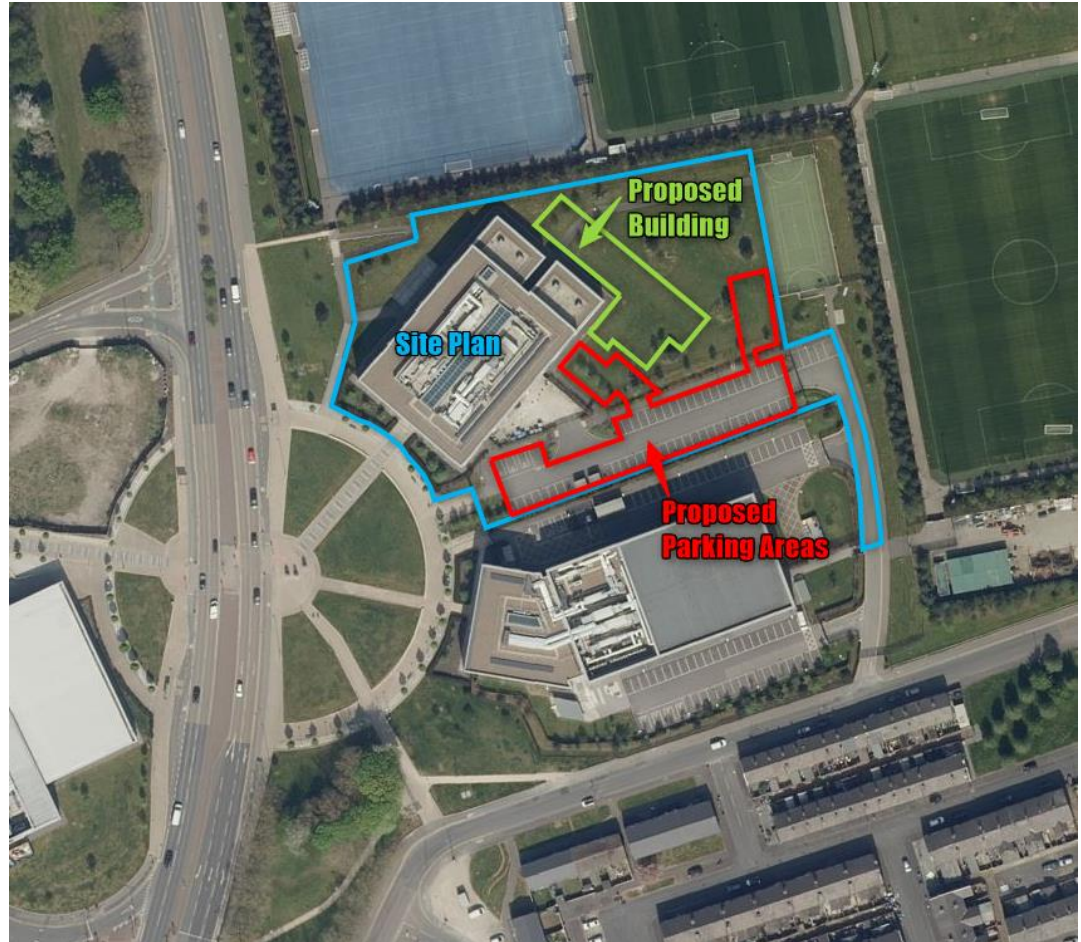


Existing school building viewed from the East

Strategy:

An initial Transport Statement has been undertaken on site to determine the impact of the proposed works. This statement shows that the proposed development and access proposals are considered to not have a significant impact in terms of sustainable travel, traffic impact and road safety. The car parking and servicing provision is also considered acceptable in regards to the nature and scale of the development and the character of the local area. The report concludes that both capacity and safety elements of the proposals are acceptable, and it is predicted that the proposed secondary school development will not have a significant impact on the local highway network. This report concludes that the development is considered acceptable in terms of traffic impact and accessibility provision, and that there are no highway safety or capacity reasons why planning consent for the proposed development should not be granted.

TRANSPORT & PARKING



Transport and parking strategy

Historical Context:

The original Connell Sixth-form college was named after the Connell family who in the 19th century set up a relief fund for the local population. The family had a strong belief that sports would help the community by bringing people together. This belief birthed many sports clubs, with one of them being the Manchester City football club. The football club continues to have strong links to the college and shares its coaching staff and facilities for educational purposes.

<https://www.connell.ac.uk/our-story/>

SITE ASSESSMENT - HISTORY

Current History:

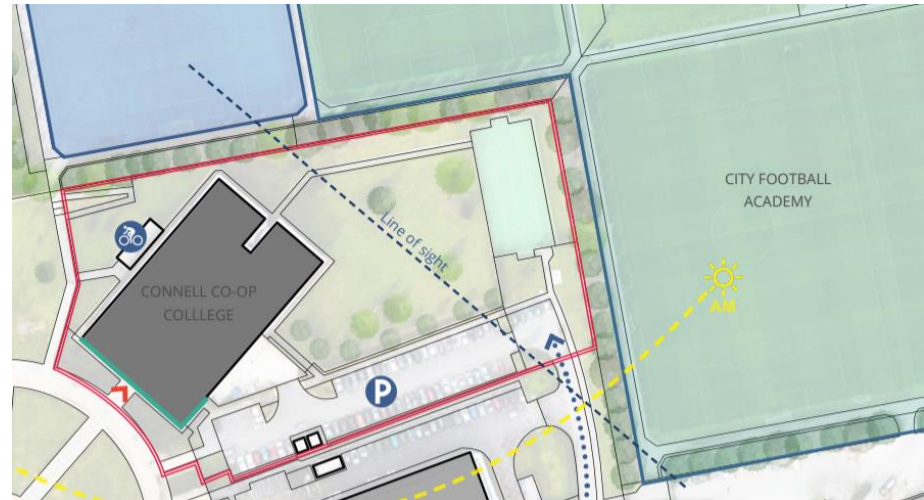
The Connell Sixth-Form college was developed as part of the Beswick community hub. This development not only included the introduction of the sixth form college, but also the Manchester Institute of Health & Performance, the East Manchester Leisure Centre and plans for a newly developed retail area.

The Connell Sixth-Form College was first opened in 2014 to teach 16-19 year old college students in East Manchester. Connell Sixth-form college joined the Co-op Academies trust in 2019 to become the Connell Co-op College. Joining the Co-op Academies trust allowed the college the opportunity to offer students a greater depth of subjects. This collaboration also brought with it key links to the businesses of Manchester and allows students to study Connell's Flagship Business BTEC which includes a paid internship at the Co-op.

Building Location Options:

The main factors when deciding the location of the proposed building was the privacy required for the football club. As MCFC uses the adjacent football pitches for confidential training exercises, privacy is a massive factor in the local developments. MCFC holds the superior lease to the land, and as such they are understandably not in favour of any building that gives visual access to the training grounds. When reviewing the location of a proposed building, there was clearly only one logical choice for the proposed location of the new building.

LOCATION DEVELOPMENT



Site Plan – Building location considerations



Site Plan – Building location

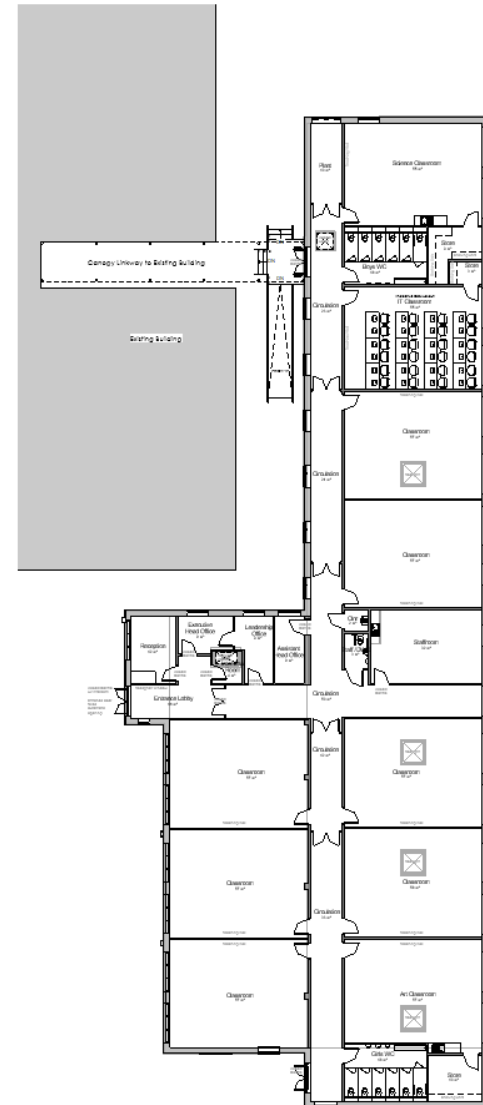
Proposed Building Layout:

The building mainly features general classrooms to accommodate flexible learning. The design incorporates areas that can be primarily used for standard teaching, but are easily adaptable for use as Art Science and IT rooms. Ancillary areas to the building include offices for leadership, interviews and a staff room facility. The building also features a new reception area and toilet facilities. Where possible, large areas of glazing were implemented to introduce as much natural light and ventilation to create a pleasurable learning experience.

Overall GIFA = 896m²

Overall Building Footprint = 959m²

LAYOUT & ORGANISATION



Ground Floor Plan
GIFA = 896m²

Elevations:

The chosen design elevations will consist of:

Buff Brick – To match nearby existing college buildings

White Render – White render sections to match the existing college building

Green Render – Green render sections to highlight the green panels of the existing building

Windows / Glazing – Anthracite Grey frames

Doors – Anthracite Grey frames

Canopy – Anthracite grey frame with a polycarbonate roof

Roof Lights – uPVC polycarbonate

Roof – Liquid applied fibre glass membrane in chromite grey

LAYOUT & ORGANISATION



South-West Elevation



South-East Elevation



North-West Elevation



North-East Elevation

Building Design:

The design has developed to compliment the existing Connell Co-op College. This building is seen as a landmark building and as such the newly proposed building has been specifically designed to not 'water down' the existing building. The new building although it is standalone has been designed to be an extension to the existing college. Special consideration has also been taken for the new building to appear subservient in terms of mass and height, but also to blend in with the architecture of the existing building.

The proposal is simple both its form, and architectural treatment, so as to be cost effective and deliverable for the school.

DESIGN DEVELOPMENT



Existing Entrance – The new building has been designed in a way to not detract from the existing 'landmark' college facade



Existing Rear Elevation – The existing building is a mix of brick and render. This has been incorporated in the designs of the new building



Proposed South-East Elevation – Special consideration has been taken into the rear elevation of the existing building to match the architectural characteristics.

Building Design:

The 3D visuals (Shown to the right) show the proposed development from the main entrance and playground and within context of the chosen site location.

Building Design:

The developed design included the below features:

- Single storey to not detract from the existing building
- Mixture of cladding materials (Brick / render) compliment the existing college building
- Large glazing windows give the building a contemporary and modern design
- Utilises un-used space within the site

DESIGN DEVELOPMENT



Proposed Entrance



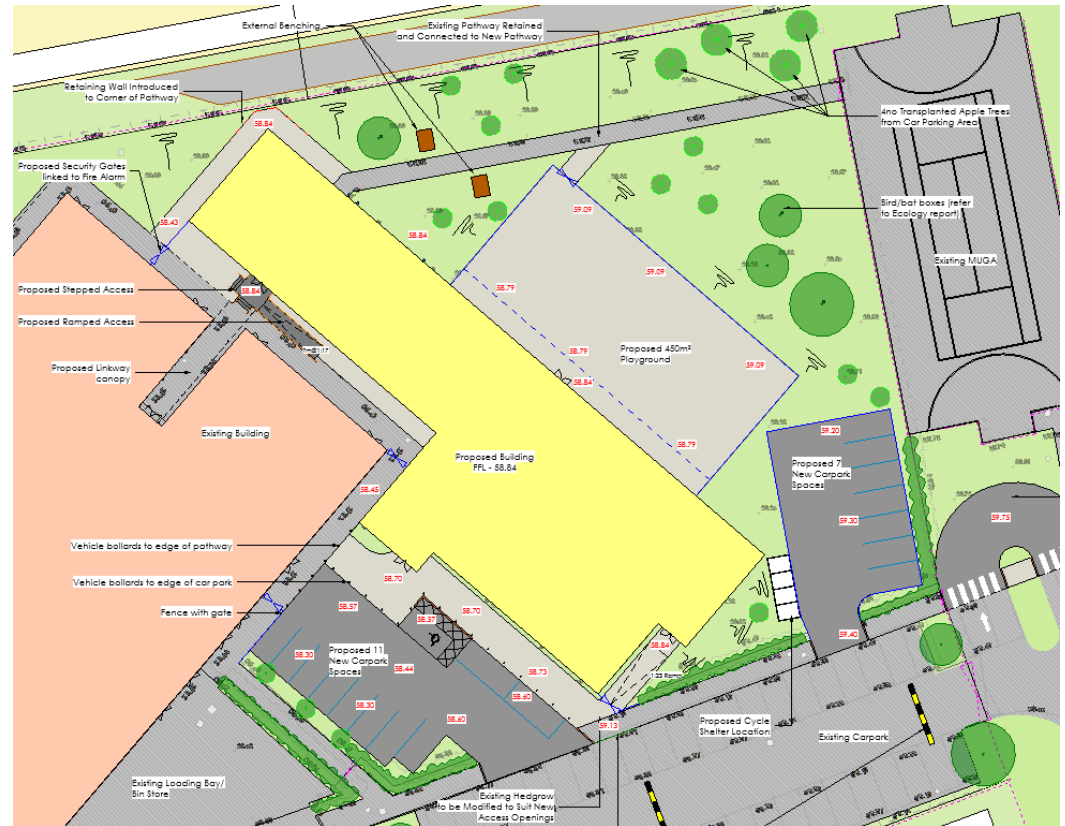
Proposed Playground

Landscaping:

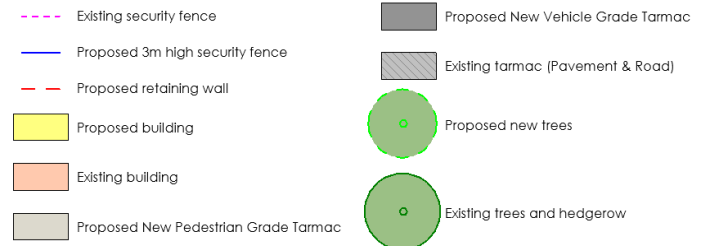
As several immature trees will be removed as part of this development, the amount of soft landscaping will be relatively substantial. There will be a large increase in new trees being planted as well as some apple trees that have been planted by the school being replanted in the North East corner of the site .

The build works will incorporate the existing site slope from East (High point) to West (Lowest point) with some areas requiring banking to achieve a level access. A new Equality Act compliant hardstanding pathway will follow the perimeter of the building and a new ramp will be installed on the South West elevation to accommodate differences in levels.

LANDSCAPING



Proposed Site Plan



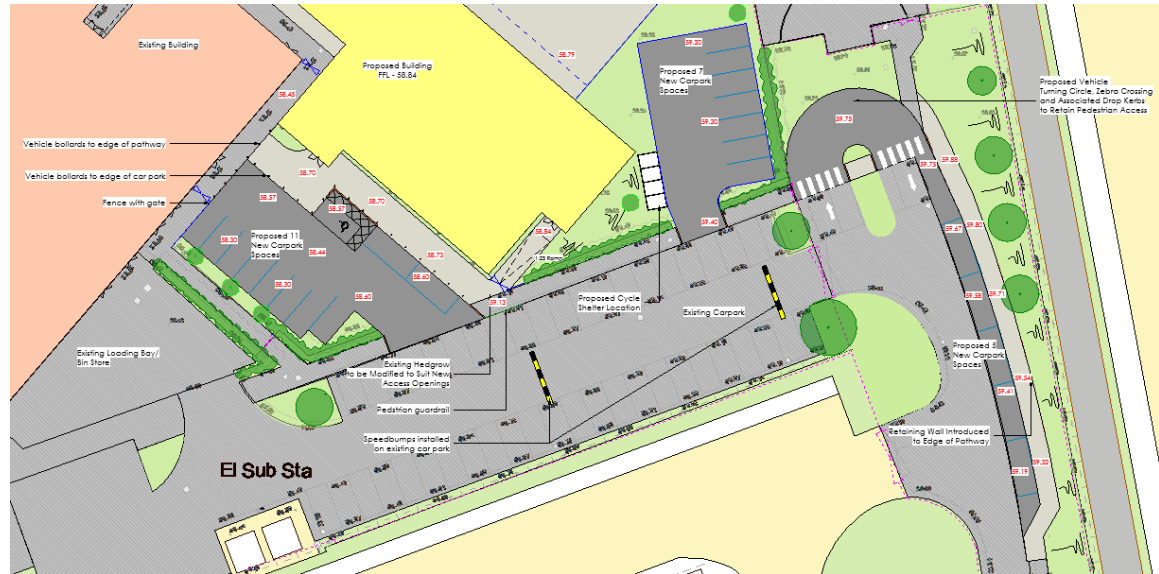
Car Movement and Parking:

As the new school will increase the occupancy of the site, consideration has been made to increase the quantity of car parking spaces. To keep these areas safe, speed bumps have been introduced into existing car circulation areas.

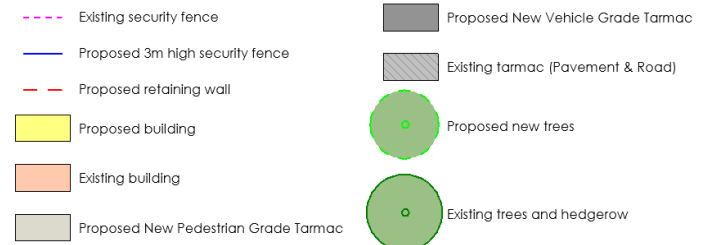
A drop off area has also been incorporated into the design to accommodate the expansion and increased quantity of vehicles. As this area is within an area used externally to access the existing MUGA, the spaces lost have been reintroduced as parallel parking spaces along the entrance road.

For further information, please refer to the travel assessment and travel plans accompanying this application.

LANDSCAPING



Proposed Car Parking



Sustainability:

The new teaching block is proposed to be constructed using offsite modular construction techniques.

The environmental benefits of offsite factory produced building are generally well understood and documented in authoritative published reports

SUSTAINABILITY

Environmental Benefits of Offsite construction are:

- Reduced material waste (Typical good factory <1.5% compared with 10% for construction sector generally Source WRAP)
- More efficient factory labour which has been shown to be 300% more efficient than the same operation on site (Source WRAP)
- Lower embodied energy compared to traditional build methods
- Better thermal performance of the building with elemental U values better than 0.15 W/m²K at comparatively lower cost than traditional build
- Better air tightness; factory assemble can readily achieve an air tightness of better than 3 m³/m²/hr, compared with 5 or greater for traditional construction (Source NHBC)

Reduction for the need of Building Services & Energy Use:

- Low carbon/renewable energy considerations with photovoltaic panels to be installed on the roof of the building
- Carefully designed glazing to allow both air movement and good daylight, where possible reducing the need for artificial lighting and mechanical ventilation
- LED lighting with good lumen efficiency
- Energy efficient HVAC plant & controls
- Low water use measures throughout the building

ACCESS

Access Statement:

The purpose of this section is to set out the measures that have been employed to ensure inclusive access throughout the proposed development. We have adopted an approach that will ensure access and successful usage of the building by all persons, regardless of any mobility, sensory or cognitive impairments.

Accessibility:

Key objectives in developing the scheme have been to ensure that the building is fully accessible to all potential users, regardless of age, gender or any disabilities they may have.

Building Entrances:

The proposals also ensure that the external building environment, including location and orientation of entrances, will be legible and not act as an impediment to any potential users. All thresholds between the building and external spaces will be flush, with visually contrasting materials to highlight the threshold for those with visual impairments. It will be completely accessible to users with mobility, hearing and visual impairments as well as those with learning disabilities. They will also be assisted by the choice of lighting and colours with the development.

Policy & Approach:

The building is designed to comply with the Equality Act 2010 and meet the requirements of the Building Regulations and relevant British Standards including BS 8300 (2001) 'Design of buildings and their approaches to meet the needs of disabled people'. The design of the building interior will be fully compliant with the Equality Act 2010 and in accordance with Approved Document M of the Building Regulations.

Accessible toilets have been incorporated into the building. The interior has been designed with highly legible circulation routes.

ACCESS

Emergency Service Access:

Emergency and maintenance access is unaffected by the design.

Finishes:

A colour scheme will be developed to ensure sufficient modelling of interior spaces is achieved, particularly focusing on the wall and floor contrast and door and wall contrast for example. Fixtures and fittings will contrast with background colours.

Internal Doors:

Doors will be provided with compliment vision panels and suitably specified clear opening widths and arrangements with adjacent and flank walls.

Ironmongery (Door Furniture):

Ironmongery will provide suitable contrast to the door veneer background. Where glass sidelights to doors are provided suitable manifestation will be included and ironmongery bold enough to identify the door from the adjacent glazed screens specified will be included for.

Ramps & Steps:

Steps, ramps and hand rails will be designed in accordance with BS 8300, Approved Document M and Approved Document K. Handrails, nosing's and finished will be discussed and agreed.

THANK YOU

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