

King David High School
Replacement Girls Yavneh Block
Design and Access Statement
November 2019

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1.0 Client's Brief

Through appointment by our client, King David High School to provide our consultancy services, we have been asked to apply for and obtain planning permission for the proposed works to extend the existing two storey Victorian building, and remove the multiple single story extensions that have been added at varying eras.

The client provides a fully comprehensive Jewish education to the local area, providing education from nursery age through to high school.

Following several briefing meetings with the school, the client's brief has been developed and we have been instructed to apply for and obtain planning permission for the extension of the existing building used for teaching girls within the high school with a new three storey building.

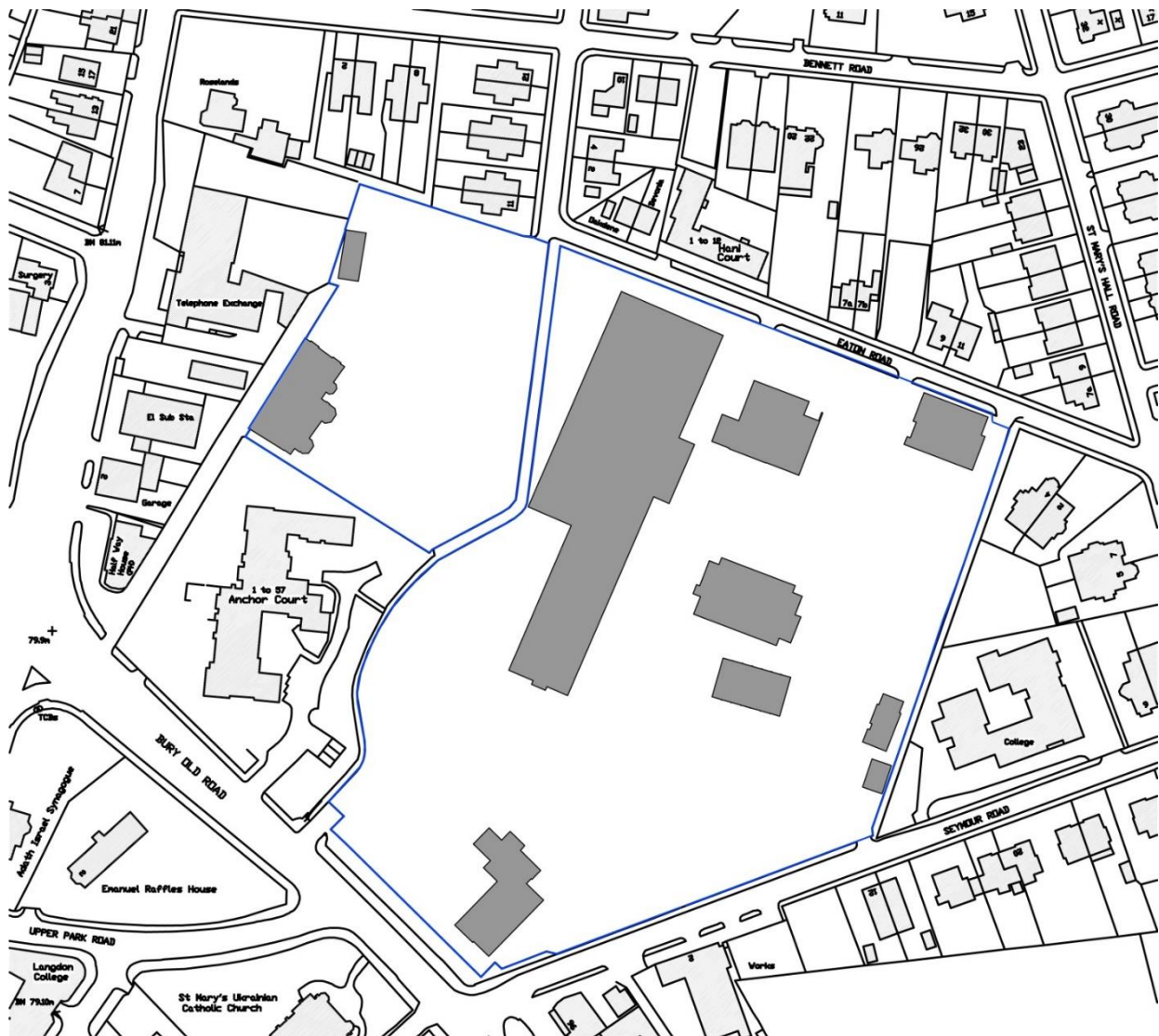
It is understood that the reason for the works is due to the current condition of the existing building which has gone beyond its life expectancy and so the school would like to refurbish the existing original building in conjunction with a modern extension to allow the school to cope with the current curriculum of the school.

The brief from the client is for the new building to be of similar appearance to the previously constructed surrounding school buildings, and provide new teaching classrooms, a group room and a large hall space along with office and WC facilities.

2.0 Location

The school is situated in Manchester within the county of Greater Manchester and the full address is:-

King David High School
Eaton Road
Crumpsall
Manchester
M8 5DY



Blue line indicates site boundary

3.0 Assessment of Site, Access and Surrounding Areas

The existing site is split across 2No sites as seen above set either side of a public right of way (the boundaries are highlighted in blue). The existing site to the North West (the smaller of the two sites) consists of the existing sports pitch facilities in the form of a MUGA set to the East with 2No small teaching blocks for girls to the western boundary. The existing larger main school site to the East is made up of numerous school buildings located mainly to the northern boundary of the site with 1No building to the Southern boundary which is a private nursery. The remainder of the site is made up of hardstanding, soft landscaping areas and car parking.

There are multiple access points to the school site from the existing boundary, which are split for the high school and primary nursery education. Access from the North off Eaton Road provides both vehicular and pedestrian access to the high school education buildings and access from the South off Bury Old Road again provides access for both vehicles and pedestrians. Along with these two main access points, there is also additional pedestrian/vehicular access off Seymour Road. The existing smaller separate area of site has pedestrian access to both the East and West boundaries.

The site is located in Crumpsall close to Cheetham Hill in North Manchester. Most of the surrounding property is residential, with a number of local amenities and Cheetham Hill shopping centre to the South of the boundary on Old Bury Road. To the South also located close to the site is St Mary's Ukrainian Catholic Church and to the West of the site is Anchor Court flats. Other schools located close by are Cravenwood Primary School and St Anne's RC Primary School.

4.0 Development History

The school has undergone continued development over the years to cater for a significant increase in the popularity of the school which has been a driving factor for the changes to the school. To deal with its popularity in November 2010, a four storey new teaching block was completed as part of the £20 million investment at King David High School. The new 8500 square metre state of the art building was complete and provides teaching for the majority of the High School, 420 place primary school and a 60 place nursery.

5.0 Proposal

The proposal for the design has been agreed following collaboration with the school to ensure the requirements of all the building users are met.

The proposed building is to be situated to the North West of the site adjacent to the existing sport pitch/playground.

A design for the King David High School three storey classroom block has been agreed with the school following a number of briefing meetings and the overall appearance of the new building is to be in keeping with the existing surrounding buildings within the school site. The proposed new teaching block will cater for 6 classrooms of various sizes with a large open hall and facilities. The existing Victorian building which has been classified as a non-listed heritage asset will be retained, and respectfully modified and refurbished, retaining as much of the original architectural features as possible. This building will house offices, staff room, sixth form common room and IT Suite. The layout of the proposed building has been carefully planned to ensure an efficient use of the space and to provide a much needed modernisation of facilities and teaching spaces in conjunction with the existing building.

The School Governors of King David have specific aspirations that the new school building should ensure that both students and staff are well provided for in terms of working and social spaces. The building should support all its users, young and older, as learners. The new building should be both inclusive and sustainable. An existing modular building will provide the teaching space so there will be no requirement for temporary teaching facilities.

To ensure that the new building sits well within the current site and fits in with the current aesthetics of the existing buildings, the proposed elevational materials of the new building will be to match into those currently used to the existing buildings within the site.

External finishing of the proposed new building will consist of a mixture of brick faced elevations and insulated cladding, with large full height curtain walling to match in with a previous development at the school. The roofscape will be a flat roof hidden behind a parapet wall, and mono pitched standing seam roof over the main hall.

6.0 Disabled Provision

Where possible, all works will be compliant with Part M of Building Regulations, the Equality Act and BS8300. As part of the works, all new entry points will have level access, there will be an accessible toilet on two levels, multiples lifts connecting the varying floor levels and ramped approaches.

7.0 Further Information

This document is to be read in conjunction with the planning application and all other information and drawings which accompany the application.