| Document Reference
CRA-LMA-XX-XX-RP-A-0001

| Revision History
P1 - Issued for Planning Approval



Crossacres Primary Academy
Planning Statement

Prepared By: Robert Simcox
Checked By: Peter Fisk
Date: September 2017

LOVELOCK MITCHELL
ARCHITECTS

Contents

1.0 Title
2.0 Contents Page
3.0 Project Information
4.0 Use & Amount
- 4.1 Introduction
- 4.2 Policy Context
- 4.3 Brief & Proposals Overview

5.0 Site Context & Layout
- 5.1 Existing Site
- 5.2 Existing Site Images
- 5.3 Proposed Site Strategy

6.0 Scale
- 6.1 Massing Concept

7.0 Character
- 7.1 Layout | General Arrangements
- 7.2 Appearance | Material Strategy
- 7.3 Visualisations

8.0 Site Landscaping
- 8.1 Landscape Character & Key Features
- 8.2 Landscape Proposals

9.0 Access
- 9.1 Access | Vehicular Strategy
- 9.2 Access | Pedestrian Strategy
- 9.3 Access | Cycle Strategy
- 9.4 Access | Disabled

10.0 Consultation
- 10.1 Planning Consultation
- 10.2 Stakeholder Consultation
- 10.3 Public Consultation

Appendices

List of Reference Documents to be read in conjunction with this statement:

A	Arboricultural Survey & Report
B	Ecological Assessment
C	Sustainability Statement
D	External Lighting Strategy & Mitigation
E	Geo Environmental Investigation
F	Travel Plan
J	Acoustic Survey
K	Crime Impact Assessment
L	BREEAM Pre-Assessment
N	Topographical Survey
P	Waste Management Strategy
Q	Construction Phase Plan
S	Flood Risk & Detailed drainage report

Drawings

List of drawings submitted to be read in conjunction with this statement:

Architectural

Building_GA_Plans
CRA-LMA-02-XX-DR-A-2000

Building_GA_Elevations
CRA-LMA-02-XX-DR-A-2100

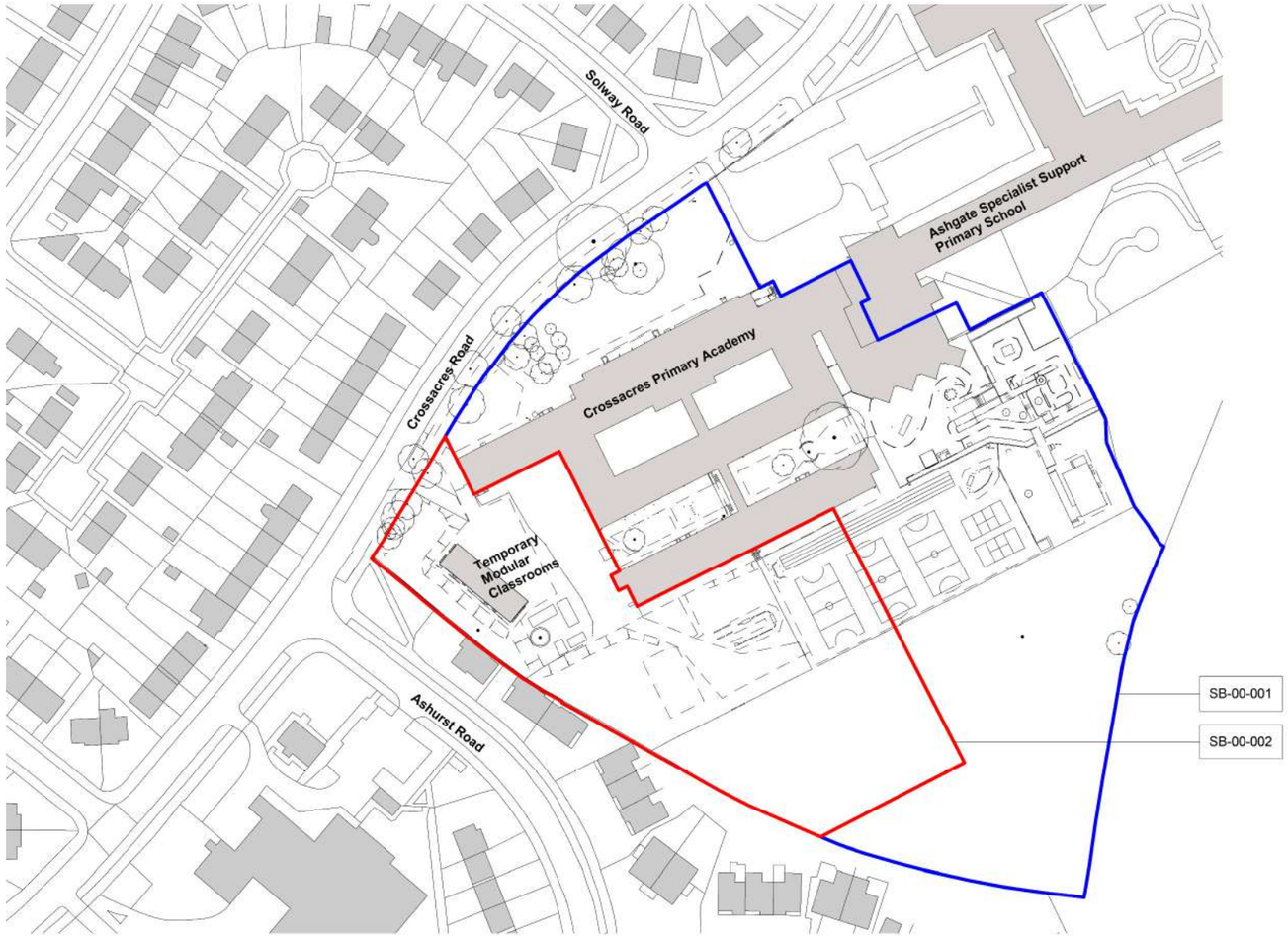
ExternalWorks_Site_LocationPlan
CRA-LMA-01-XX-DR-A-1000

ExternalWorks_Site_Plan_Existing
CRA-LMA-01-XX-DR-A-1100

ExternalWorks_Site_Plan_Proposed
CRA-LMA-01-XX-DR-A-1200

3DViews_Perspectives
CRA-LMA-01-XX-DR-A-2300

ExternalWorks_Strategy_Site_OpenSpace Assessment
CRA-LMA-01-XX-DR-A-7600



Schedule_PropertyLines_LocationP...		
Mark	Name	Area
SB-00-001	Site area under ownership but excluded as part of current planning application	24,007.9 m²
SB-00-002	Site area under ownership and included in current planning application	7,783.7 m²

| Site Location
Crossacres Primary Academy
Crossacres Road
Wythnshawe
Manchester
M22 5AD

| Development
Expansion of the existing academy facility to 3FE

| Date Prepared
September 2017

| Applicant
Manchester City Council
Capital Programmes and Procurement
Corporate Core Directorate
PO Box 532 Town Hall
Manchester
M60 2LA
a.burns1@manchester.gov.uk

| Main Contractor
ISG
Building 1,
Exchange Quay
Salford Quays
M5 3EA
Craig.Smith@isgplc.com

| Architect / Agent
Lovelock Mitchell Architects

3 Stanley Street
Chester, Cheshire
CH1 2LS
01244 404321
peter.fisk@lovelockmitchell.com

www.lovelockmitchell.com

1. Location Plan & Site Areas

4.1 | Introduction

MCC is currently experiencing significant growth in population that is leading to a high demand for primary school places. As part of a strategy to address this demand, a number of existing primary schools are being extended one of which is Crossacres Primary Academy.

The existing building at Crossacres Primary Academy is a 1.5 form entry school in the Shalston area of Wythenshawe, Greater Manchester and surrounded on 3 sides by private residential property, and open land on the south side. The site has room to expand the school facilities an increase in PAN would bring. The current school has a temporary unit which expands the school from 1.5 to 2.5FE.

Crossacres caters for mainstream primary school pupils between the ages of 3 to 11. The school has a population of 559 (some year groups vary in size) pupils (plus nursery) which equates to a PAN of 45 with a nursery of 90.

The existing main building was mainly constructed in the early 1960's and is a single storey load bearing structure based around single aspect classrooms.

To the North of the school there are some temporary classroom units and it is required that these will be dismantled and removed from site after handover of the new EBN building. The school will expand from 2.5 to a 3 form entry by creating a Key Stage 2 classroom block, to the rear of the school and adjacent to the existing hard surface playground. The proposal is to divide the school so that the older pupils in Years 5 and 6 occupy the new facility whilst the younger children remain in the existing school. Therefore the extended school will have 784 pupils based on site.



1. Application site in relation to its context



Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

Published by Manchester City Council
planningstrategy@manchester.gov.uk

MANCHESTER CITY COUNCIL

4.2 | Policy Context

Local Planning Policy

The development site at Crossacres Primary Academy is currently in Manchester's Core Strategy and UDP. The site is currently used for education use and will remain so following development.

Policy SP1 - Spatial Principals

⇒ Developments in all parts of the city should:
- ⇒ Create well designed places that enhance or create character
- ⇒ Improve access to jobs services and education by being located to reduce the need to travel.

⇒ This development will maintain, enhance and widen the educational provision already offered to the local community.

Policy H7–Wythenshawe

⇒ The council expects that Wythenshawe will accommodate around 3% of new residential housing, a delivery of 1830 residential units over the duration of the core strategy.

⇒ The development will ensure adequate spaces are available for any new residential developments and the increase in population this may cause.

Policy C7 - Wythenshawe District Centres

⇒ There is a capacity for a substantial quantity of additional retail development within Wythenshawe. Approximately 5000 sqm of convenience and 3000 sqm comparison retail development up to 2027

⇒ This development will maintain, enhance and widen the educational provision that will be needed to support the increase of potential commercial and residential developments.

Policy T1 - Sustainable Transport

⇒ Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services

⇒ Additional on site parking provision will reduce the number of staff and visitors parking on surrounding residential streets relieving local traffic congestion.

⇒ Additional cycle storage will also provide 16 extra spaces for pupils

Policy EN1 - Design Principles and Strategic Character Areas

⇒ All development in Manchester will be expected to follow the seven principles of urban design,

⇒ Design complies with the principals; See sections 06 & 07 for further details

Policy EN6 - Target Framework for CO2 reductions from low or zero carbon energy supplies

⇒ Development over 1,000 sq m will be expected as a minimum to meet the CO_2 target (15% improvement on Part L 2010)

⇒ The new building fabric will achieve a high U-value, good air tightness rating and will be naturally ventilated meeting all requirements set out by the building regulations. Issue is addressed within the sustainability statement (Appendix C)

Policy EN8 - Adaptation to Climate Change

⇒ All new development will be expected to be adaptable to climate change in terms of the design, layout, sitting and function.

⇒ Building has been sited in an area not prone to flooding.

⇒ Building has been designed to utilise natural ventilation wherever practical.

Policy EN14 - Flood Risk

⇒ Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding

⇒ Building has been sited in an area not prone to flooding. See Appendix S for further details.

Policy EN15 - Biodiversity and Geological Conservation

⇒ Developers will need to demonstrate how they have assessed and taken full account of the potential effect of their proposed development on biodiversity.

⇒ A full ecologicical assessment has been undertaken in support of the planning application (See Appendix B). Reasonable opportunities to enhance, biodiversity will be undertaken.

Policy EN17 - Water Quality

⇒ Development should minimise surface water run-off from development

⇒ Option for SUDs have been undertaken as part of the project drainage strategy (See Appendix S)

Policy DM1 - Development Management

⇒ The scheme will be required to demonstrate that new development incorporates sustainable construction techniques for new commercial developments to demonstrate best practice which will include the application of the BREEAM.

⇒ The new EBN project will achieve a BREEAM Very Good rating.

⇒ The scheme will wherever practical comply with the requirement of MCC Design for Access 2 (DFA2) document.

⇒ The modular construction of the building will also reduce the carbon footprint through reducing the transportation of building materials.

1. Manchester City Council Local Development Framework: Core Strategy Development Plan Document

4.2 | Policy Context

National Planning Policy (NPPF)

04 - Promoting sustainable transport

⇒ "Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion."

⇒ Additional on site parking provision will reduce the number of staff and visitors parking on surrounding residential streets relieving local traffic congestion.

⇒ "Safe and suitable access to the site can be achieved for all people."

⇒ Level access will be provided across the new external works and within all new build interventions. Design will be in accordance with Approved Documents Part M & BS8000

⇒ "Plans should protect and exploit opportunities for the use of sustainable transport modes."

⇒ The scheme will seek to expand existing cycle provision where it is feasible and practical to do so.

07 - Requiring good design

⇒ "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development."

⇒ The proposed new building is designed to function well and add to the overall quality of the area through careful application of materials and contextualised massing.

⇒ "Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life."

⇒ A pre planning meeting with the MCC CPO has been undertaken to address issues of site security. All CPO recommendations have been introduced into the scheme. A CIS has been undertaken in support of the scheme (See Appendix K)

⇒ "Planning policies and decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping."

⇒ The building has been sited to maximise the available amenity space for students and minimally impact the exiting site foliage. The building's simple form and palette of materials contextualise with the existing buildings on the site and provide a merit-worthy addition to the school masterplan.

⇒ The landscaping scheme proposed will also aid the bridging of the contextualisation between the existing building and the proposed EBN building.

08 - Promoting healthy communities

⇒ "The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities."

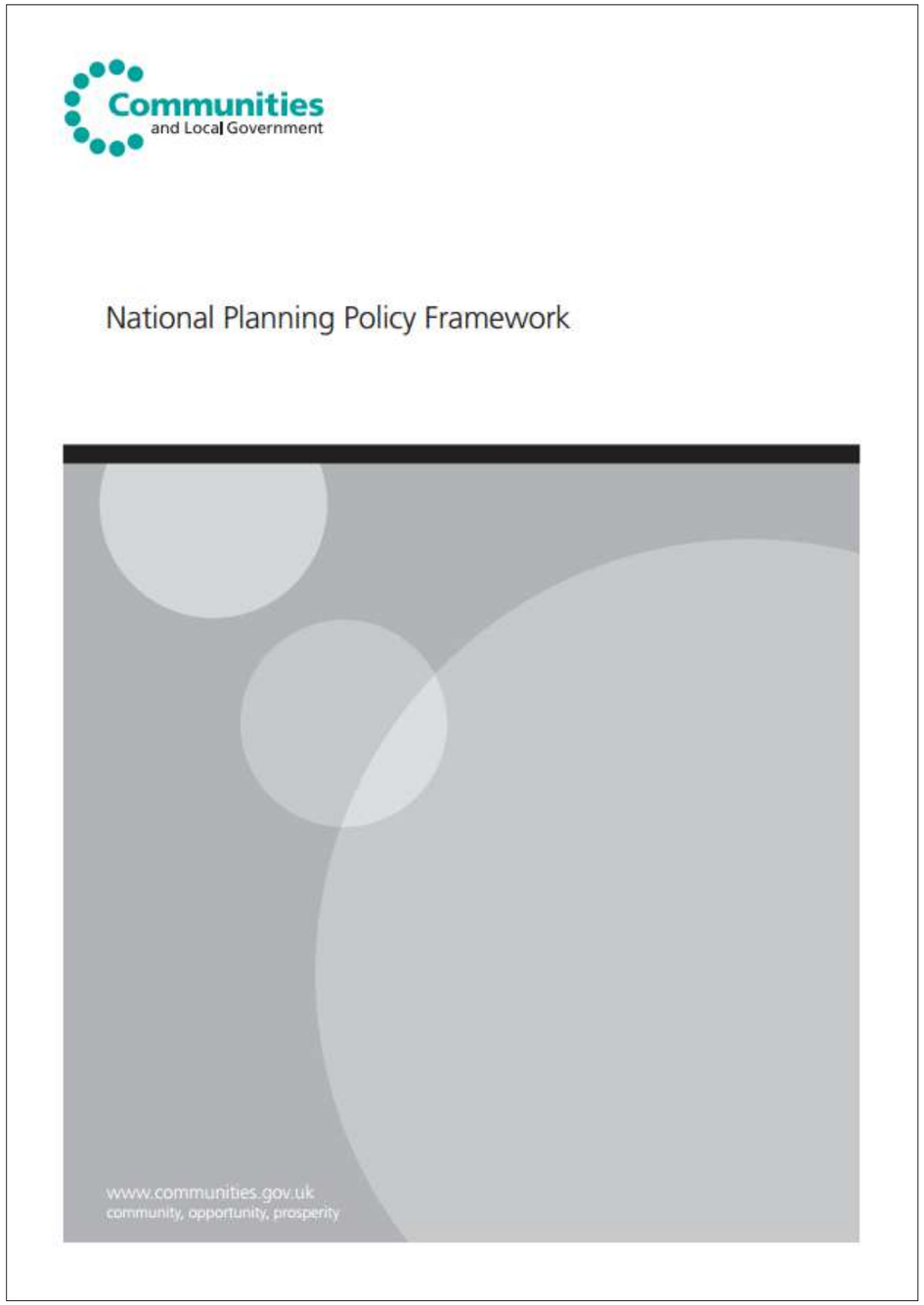
⇒ The proposal facilitates the expansion of available school places at Crossacres to a full 3FE, including a 90 Place Nursery facility.

⇒ "In determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."

⇒ The new EBN building has been designed to an efficient footprint which will minimise energy demand.

⇒ All classrooms have high levels of fenestration and have an east west orientation to minimise glare and orientate itself to the adjacent associated amenity spaces, an existing MUGA and new hard surfaced play area

⇒ The building is predominantly naturally ventilated to minimise the energy demands of comfort cooling.



1. Communities & Local Government National Planning Policy Framework Document



1. Existing Site Plan



4.3 | Brief & Proposals Overview

The brief set out by Manchester City Council to expand Crossacres Primary Academy to a full 3 form entry facility has been developed in collaboration with the School staff, the Principal Contractor and the Consultant Design Team.

The proposal being submitted as part of this planning application is inclusive of the following packages that form the complete scope of works:

⇒ New 1 Form Entry 'Education Basic Needs' 2 storey building containing 7No 30 place KS2 classrooms and a 30 place Studio. This also includes an additional 172m^2 hall space has been attached to one end of the EBN Building and will be treated accordingly in respect to the materiality and aesthetics of the EBN Building.

⇒ New external works inclusive of additional staff/visitor car parking facility accessed from the existing site entrance off Crossacres Road in place of existing temporary classroom units that are to be removed as part of the works. These works will also include a new play area connecting the existing play area with the proposed new EBN school.

The most challenging part of the client brief is the design and delivery programme; The scheme is proposed to be delivered and operational by the conclusion of August 2018.

In order to meet this curtailed timescale off-site and prefabricated modular based solutions have been selected for the main body of the building and for the proposed packages of work.

4.0 Amount & Use

LOVELOCK MITCHELL ARCHITECTS

5.1 | Existing Site

Crossacres Primary Academy is located and accessed off Crossacres Road, in Wythenshawe, Manchester, approximately 8 miles from the city centre.

The extents of the existing school site area is 2.38 Hectares with the existing school building occupying approximately 0.38 Hectares.

To the North, West and South, the site is bounded by residential roads (Crossacres Road and Ashurst Road) with pedestrian and vehicular access points from Crossacres Road only.

Main site features:

A. Brick built single storey teaching block with multi coloured fenestrations.
B. Large open playing field to the South East of the existing buildings.
C. Areas of tarmacadam hard play areas around the perimeter of the existing buildings.
D. Temporary modular classrooms located to the South West of the existing buildings, accessed from Crossacres Road.
E. Tarmacadam carpark accessed directly off the main vehicular/pedestrian entrance from Crossacres Road,
F. Multi Use Games Area located to the south of the existing school building

Perimeter boundary treatments predominantly consist of min 2.1m high double wire mesh fencing in either a black or dark green finish. The boundary treatment along Crossacres road is formed by green palisade fencing.



1

1. Aerial image of the existing site and
   ⇒ Letters refer to Key Site Features page 8
   ⇒ Numbers refer to locations of Images on Page 9















1. Image of existing school buildings
2. Image of existing boundary treatments in context
3. Image of existing temporary modular building
4. Image of existing temporary modular building
5. Image of main entrance access gate, looking toward Crossacres Road
6. Image of existing school and surrounding context
7. Image showing existing frontage in context from Crossacres Road

5.2 | Existing Site Images

The adjacent images indicate the following key features of the site:

⇒ Existing Buildings
⇒ Boundary Treatments
⇒ Access Points
⇒ Environmental/ Landscape Features
⇒ Site Context

.

1		2
3	4	5
6		7

5.3 | Proposed Site Strategy

EBN Building Footprint
The proposed new Education Basic Needs building footprint (656.8m2) has been sited so as to have minimal impact to existing external amenity spaces, boundary treatments and to be easily accessible from Crossacres Road. A minimum 2m wide perimeter tarmac path will be introduced around the EBN building for access and maintenance purposes.

The positioning of the building creates two distinctive areas of hard surfaced play space, a new area has been created to the West of the building which connects and extends the existing playing area on the west side of the school making for level access from the existing school to the proposed EBN building. Included in this area is a new area of rubber crumb onto which the existing adventure trail play equipment will be relocated. By the School to the East of the building is the existing Multi Use Games Area which will be retained in its entirety. South of the MUGA and East of the proposed EBN building enough soft play area has been retained to ensure an adequate size U9/U10 mini soccer pitch is achievable, in accordance with the sport England guidelines.

Between the southern façade of the existing school building and the northern gable of the proposed EBN building an area of soft landscaping has been created to act as green buffer zone between the two buildings. 14m in width this area will provide an area for planting, including three new trees. Between these trees will be areas of seating for the children, two of which will be located facing the classrooms and a further one located facing the new hard surfaced play area to the front of the proposed EBN building. These soft landscaped areas are to be planted to the schools discretion.

Hard Landscaping Proposals
⇒ See section 8.0 for full details

Soft Landscaping & Planting Proposals
⇒ See section 8.0 for full details



1. Proposed Site plan





6.1 | Massing Concept

Education Basic Needs Building
This element of the works will be constructed using an off-site prefabricated modular solution to enable Manchester City Council's delivery programme to be maintained.

The proposed EBN building will be located to the rear of the site located 14m away from and perpendicular to the southern most façade of the existing school building

The overall massing concept behind the building was to ensure the main body of the building in which the main teaching areas and services are located was to be flanked at both sides by the entrances and circulation zones. In doing so it helps to break up the front façade of the building into elements of smaller parts. Further to this the hall has been positioned in furthest view from Crossacres road as to again appear smaller when viewing the building from the northern side. Overall the breakdown of building elements into these three distinctive forms further distinguished with a subtle splash of colour aides in creating an aesthetically pleasing building.

The building is set back from neighbouring buildings, with the hall being in closest proximity but is located over 22m away from the closest neighbouring property, The hall has high level windows of which will not be able to provide a view for anyone inside the building. The main teaching body of the building with widows on the first floor that do provide views out are located over 30m away from any neighbouring building to ensure a maximum offset is achieved.

Due to the constrained nature of the urban site creating a predominantly single storey building would have had a detrimental impact on the available amenity space for the children. Thus a decision was made to create a two storey building to minimise the building footprint and ensure the upgrade of the school from a 2.5 FE to a 3 FE.

Due to the proposed EBN school being sited to the rear of the site the streetscape from Crossacres road will not be impacted as the building will only be visible from the north west corner of the site boundary. Due to the change in level along the western boundary of the site the existing residential properties are situated on higher ground and so will not be effected by the design proposal

Boundary Treatment Proposals
Following consultation with MCC's CPO the boundary treatments at the perimeter of the site are to remain largely unchanged. Minor internal amendments include:

⇒ The addition of a new section of min 2.4m high wire mesh fencing to the Eastern and Southern perimeter of the proposed EBN building

⇒ The re-location of the existing fire access gate leading onto the MUGA to its new desired location

⇒ The raising of the existing 2.4m high fence to the west side of the MUGA to match the new level created by the building

⇒ A new 1200mm high hoop top fence located around the new proposed car parking facility to the western corner of the site.

Parent Waiting Area
Adequate waiting area for parents is already provided by the school towards the north front façade and next to the main entrance.

1. 3D View showing site massing in context to existing buildings

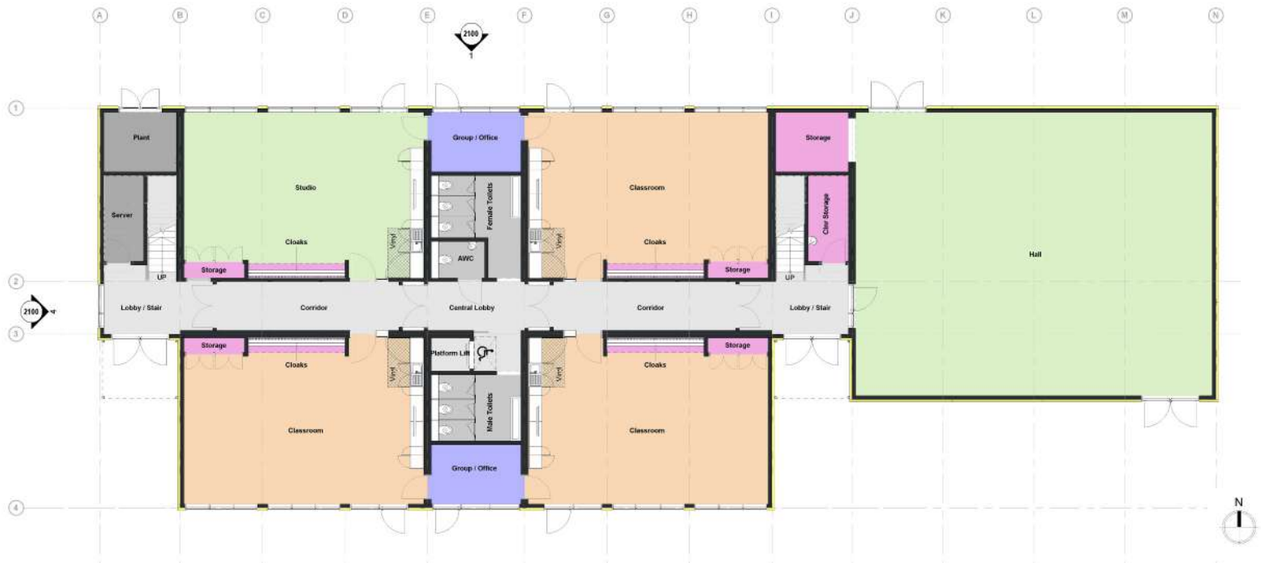
7.1 | Layout | General Arrangements

Education Basic Needs Building
The proposed building will provide 1073.95m² of floor space over two storeys to house 90 Year 1 and 90 Year 2 places, facilitating the expansion of the school to a full 3FE.

The key driver for the building general arrangement is convenient access to external play spaces. The scheme has made best use of the ground floors and their relationship with the proposed and existing hard play surfaces.

Ground Floor

⇒ The building is accessed via a main entrance which will be defined by the school logo bringing presence to the entrance façade on the northern side of the building. The entrance will face west towards the new and existing playing areas ensuring excellent visibility. Entering from this entrance into a lobby space which contains one of two circulation staircases, a lockable server room will also be located in this space with the plant room located to the rear as close to the existing school as possible. A corridor space runs central along the building leaving to the second circulation stair, cleaners store and Hall storage. Either side of the corridors are three classrooms with a studio which is located as close to the entrance lobby as possible. Connecting the classrooms are designated group rooms. Central to the teaching block is a lobby providing access into both female, male and AWC toilets. A platform lift providing access for all is also included. To one end will be a hall space with designated access out towards the hard surfaced play areas and its own storage room.



1. General Arrangement Plan EYFS

1



Schedule_Room

Name	Net_Area
00 Ground	
Basic Teaching	
Classroom	63.3 m²
Classroom	63.3 m²
Classroom	63.3 m²
	190.0 m²
Circulation	
Corridor	16.9 m²
Corridor	16.8 m²
Lobby / Stair	16.0 m²
Lobby / Stair	16.0 m²
Central Lobby	11.3 m²
Platform Lift	2.2 m²
	79.2 m²
Halls	
Studio	63.4 m²
	63.4 m²
Plant	
Plant	7.4 m²
Server	5.9 m²
	13.2 m²
Staff & Admin	
Group / Office	9.1 m²
Group / Office	9.1 m²
	18.1 m²
Storage	
Storage	7.4 m²
Clnr Storage	5.9 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
	28.8 m²
Toilets	
Female Toilets	11.8 m²
Male Toilets	10.0 m²
AWC	3.3 m²
	25.1 m²
	417.9 m²
01First	
Basic Teaching	
Classroom	63.4 m²
Classroom	63.4 m²
Classroom	63.3 m²
Classroom	63.3 m²
	253.5 m²
Circulation	
Corridor	16.8 m²
Corridor	16.8 m²
Central Lobby	11.3 m²
Landing	10.7 m²
Landing	10.7 m²
	66.3 m²
Staff & Admin	
Group / Office	9.1 m²
Group / Office	9.1 m²
Group / Office	7.4 m²
Group / Office	7.4 m²
	32.8 m²
Storage	
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
	15.6 m²
Toilets	
Female Toilets	11.8 m²
Male Toilets	10.0 m²
AWC	3.3 m²
	25.1 m²
	393.4 m²
	811.3 m²

Schedule_Room_BB103

Name	Area
Net	
Basic Teaching	
Classroom	63.4 m²
Classroom	63.4 m²
Classroom	63.3 m²
Classroom	63.3 m²
Classroom	63.3 m²
Classroom	63.3 m²
Classroom	63.3 m²
	443.5 m²
Halls	
Studio	63.4 m²
	63.4 m²
Staff & Admin	
Group / Office	9.1 m²
Group / Office	9.1 m²
Group / Office	9.1 m²
Group / Office	9.1 m²
Group / Office	7.4 m²
Group / Office	7.4 m²
	51.0 m²
Storage	
Storage	7.4 m²
Clnr Storage	5.9 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Cloaks	2.4 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
Storage	1.5 m²
	44.4 m²
	602.2 m²
Non Net	
Circulation	
Corridor	16.9 m²
Corridor	16.8 m²
Corridor	16.8 m²
Corridor	16.8 m²
Lobby / Stair	16.0 m²
Lobby / Stair	16.0 m²
Central Lobby	11.3 m²
Central Lobby	11.3 m²
Landing	10.7 m²
Landing	10.7 m²
Platform Lift	2.2 m²
	145.5 m²
Plant	
Plant	7.4 m²
Server	5.9 m²
	13.2 m²
Toilets	
Female Toilets	11.8 m²
Female Toilets	11.8 m²
Male Toilets	10.0 m²
Male Toilets	10.0 m²
AWC	3.3 m²
AWC	3.3 m²
	50.3 m²
	209.0 m²
	811.3 m²

N.B. Scheduled room information excludes Hall.

7.1 | Layout | General Arrangements

First Floor

⇒ The building follows the same layout and arrangement as the ground floor however differences occur to the rear of the main circulation stair elements as an additional 2 group / office rooms have been located. A further alteration is that the studio has been replaced with an additional classroom which allows the flexibility for the school to use as it sees fit.

1. Existing Building–General Arrangement Plan–First Floor
2. Schedule Room–Internal Areas

7.2 | Appearance | Material Strategy

Education Basic Needs (EBN) Building
Careful consideration has been given to contextualise the scheme with the surrounding area, although though the proposed building will only be visible from a small area of Crossacres road.

The scheme has a predominantly neutral coloured façade (Gull Grey: RAL 240 80 05) to act as a backdrop, allowing the surrounding foliage to take precedence.

Key projecting elements of the building are then emphasised with a contrasting colour. This colour is a key feature of the existing buildings recent refurbishment. Coloured panels have multiple uses:

⇒ Make it easy to identify entrances.
⇒ To provide focal points for children (they will recognise the coloured element as the way in from the playground)
⇒ Provide contextualisation with the surrounding foliage.

The building will be clad entirely in a robust insulated panel system with a micro-ribbed profile. This will give a uniform appearance and allow the majority of the façade to be applied on site in a quick and efficient time frame to support the project's curtailed construction programme.

Samples of all materials will be issued to Manchester City Council Planning Department as a supplement to the planning application.

The classrooms are heavily fenestrated in order to maximise internal daylight levels, and are orientated to face east and west, leaving no glazed elements on the southern facades. This will minimise heat gains tested to ensure the building will not overheat during summer months.

The materials chosen have been selected to allow long term low maintenance strategies for the school to minimise the future running costs.

Materials with low levels of VOCs, naturally sustainable materials with A grade specifications in the Green Guide to specification, and materials from sustainable sources will be prioritised in the building.

This fabric first approach with good levels of installation and well-controlled natural ventilation solutions, has been proven to be highly effective in the long term giving the school both control over its environment, low running costs, and a healthy environment for staff and pupils.



1. General Arrangement–Elevations (N.B. Drawings not to scale)

7.3 | Visualisation

Please see the adjacent images to visualise the impact of the proposed building in context from a variety of locations across the Crossacres site.



1 Perspective 01



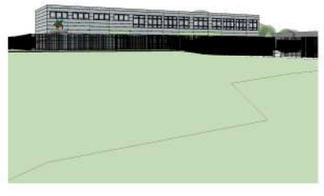
2 Perspective 02



4 Perspective 04



3 Perspective 03



5 Perspective 05



6 Site_Plan_ViewLocations

1. 3D Visualisation from Crossacres Road including Site Plan of Perspective locations

8.1 | Landscape Character & Key Features

The setting and character of Crossacres Road have been a key consideration in the proposal's design and mitigation planting.

Residential properties surround the school on the North, West and Southern boundaries of the site and range from two storey houses along Crossacres road adjacent the front elevation of the school and a range of bungalows along the western and southern boundary of the site. Ashgate support primary school is attached to the East side of Crossacres Primary Academy and follows a similar construction and form.

The site of Crossacres Primary School, is dominated by amenity grassland, areas of hard standing and buildings. Secondary habitats included a number of scattered trees, pockets of tall ruderal vegetation, and scattered scrub. The trees included Ash, Goat Willow, Wild Cherry, Sycamore, Silver Birch and White beam, amongst others.

The aim of the proposal is to enhance the existing environment through providing flowing well connected new playing area to the existing playing area that draws pupils round to the new building and its entrance. The building itself will compliment the schools design both externally and internally buy tying in with the consistent colour scheme which will be subtle to the surrounding environment. The existing street scene along Crossacres road will not be effected by the proposal due to its location.







1. View looking acroos the rear playing fields and hard surfacing area of the school grounds
2. Image of existing frontage and planting along Crossacres Road
3. Image of Large Oak (Left), various other tree planting and Fire access gates(Right)

8.2 | Landscape Proposals

The development proposes a new 2 storey building and new external works, of which comprise of a new staff parking area that uses the existing fire access, a new hard surfaced playing area to the West of the proposed EBN building and a landscaped buffer zone between the Southern façade of the existing building and North gable of the Proposed EBN building.

The proposal will not require the loss of any of the existing site trees. The design has ensured the retention and protection of existing trees.

The development proposes the demolition of the existing temporary classroom unit located on the site of the proposed new car parking. A careful discussion with the Arbricultralist was undertaken to ensure the survival of the existing Oak tree T8 out side the site boundary.

The proposal has also included a green buffer zone along the south west boundary of the site which can accommodate additional planting if necessary.



Schedule_ExternalWorks_Existing

Name	Surface Area
Hard Landscaping	
Paving	670 m²
Rubber Crumb	650 m²
Tarmac - Parking Grade	570 m²
Tarmac - Pedestrian Grade	6,830 m²
Soft Landscaping	
Grass	12,560 m²
Grassed Vehicle Access	310 m²
Grand total	21,280 m²

Schedule_Annotation_OpenSpaceAssesment_Existing

Number	Note Description
1	Existing School Building
2	Existing - temporary modular classroom units to be demolished
3	Existing - hard surface play ground
4	Existing - Mixed Surface Playing Area
5	Existing - MUGA
6	Existing - playing field



Schedule_ExternalWorks_Proposed

Name	Surface Area
Building Footprint	660 m²
Hard Landscaping	
Paving	895 m²
Rubber Crumb	530 m²
Tarmac - Parking Grade	1,250 m²
Tarmac - Pedestrian Grade	7,050 m²
Soft Landscaping	
Grass	10,850 m²
Grassed Vehicle Access	160 m²
Landscape Area	120 m²
Grand total	21,290 m²

Schedule_Annotation_OpenSpaceAssesment_Proposed

Number	Note Description
1	Existing School Building
2	Proposed New Car Parking 10no. bays
3	Existing - New hard surface play ground
4	Proposed - New hard surfaced playing area
5	Existing - MUGA
6	Existing - Playing field | Football - Mini Soccer U9/U10 - 61m x 43m - line markings shown for illustration purposes only
7	Proposed - New landscaped buffer
8	Proposed - EBN Modular Teaching Block - 8 Classrooms

Hard Landscaping Proposals

⇒ Proposed Car park

To the West corner of the site it is proposed that the existing temporary modular classroom units are removed and replaced by an additional parking facility for the site. The new area will create 10No parking bays, no additional disabled bays will be created as there is sufficient existing provision. This will be accessible from the existing vehicular entrance and will provide suitable parking arrangements for both staff. It has been designed to utilise the existing hard standing under the temporary modular classrooms.

⇒ Proposed Fire Access

The existing vehicular fire access to the south of the existing building which leads to the existing MUGA will be relocated to become part of the green buffer zone previously mentioned. The fire access will be located between the southern façade of the existing building and the northern gable of the proposed EBN building. The access is 4.5m in width and will be of similar construction to that of the existing. The existing access gates on to the MUGA will be relocated to suit. A temporary covered space located within the MUGA will need to be removed as part of the proposals.

Soft Landscaping Proposal

⇒ Landscaped Buffer

A new soft landscaped area has been created between the southern façade of the existing school and the northern gable of the proposed EBN building. This area is intended to provide an area of planting for the school of which 3 new trees have been planted. These trees are subject to sub contractors recommendations. This area will also house areas for seating that spill of from the existing path and overlook the new hard surfaced play area.

1. Existing–Open Space Assessment
2. Proposed–Open Space Assessment

9.1 Access | Pedestrian Strategy

The site is served by three existing pedestrian access points located on Crossacres Road. The first being by the main staff parking area leading to the main entrance and reception, a second and the main access for pupils at the start and end of the school day located next to the existing fire access and new car parking access and a third less used entrance located between the two.

There are already 'School – Keep Clear' markings in place along the school frontage on Crossacres Road, Also sing posted with a not stopping sign which prevent parking between 8am and 5pm on weekdays.

Guard railing will be provided outside the new pedestrian entrance to ensure the safety of children entering and exiting the school.

For further information see Appendix F - Travel Plan

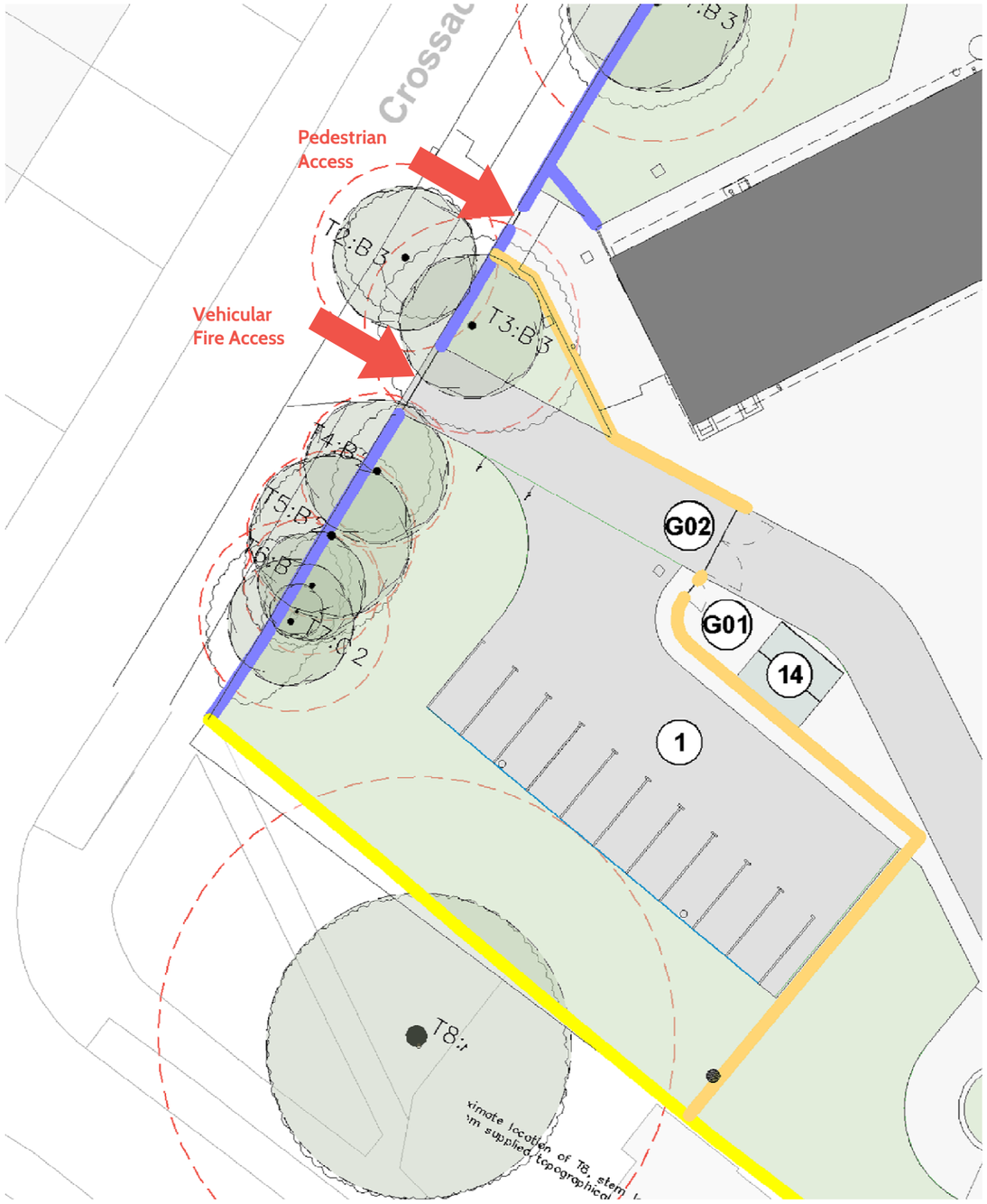




1

2

1. Image showing keep Clear Road Markings (image dated 2012)
2. Image showing new vehicular fire access gate and pedestrian access gate (Image dated 2017)



1. More focused image on new 10no. Bay car parking arrangement (labeled 1), New gates (G01 / G02) and a new 16 Space Bike Storage (Labeled 14)

9.2 Access | Vehicular Strategy

Existing
The main entrance on Crossacres Road provides access to the staff / visitor car park. The entrance is gated with separate vehicular and pedestrian accesses.

Proposed
The development proposals include 10 additional parking spaces to provide improved facilities for existing staff and to accommodate the additional demand generated by the school expansion.

For further information see Appendix F - Travel Plan

9.3 Access | Cycle Strategy

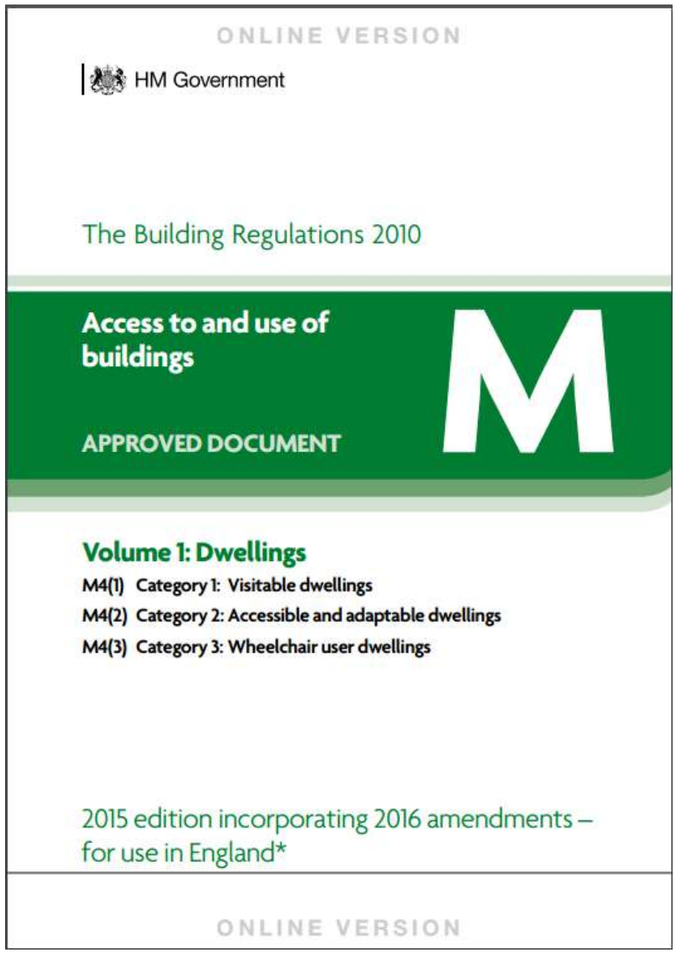
The current cycle stands available are located along the frontage of the building in close proximity to the main school entrance. The development will ensure a second place for cycle storage will provide an additional minimum of 16 spaces and will be located in the main play ground area. This will provide a place in close proximity for those entering the proposed main pupil access..

For further information see Appendix F - Travel Plan

9.4 Access | Disabled Strategy

A fundamental consideration in the design of the scheme has been the focus around accessibility of the whole scheme – internally and externally.
A high priority is given to making the site as accessible as possible to all taking into account the special needs of people with disabilities and those with pushchairs. This has been achieved by creating level access between the existing and the propose playing surfaces along with level access into the proposed EBN building and through the provision of a platform lift within the EBN building itself.

The design shall as a minimum comply with Part M of the Building Regulations, the Equality Act (2010) and BS8300 Design of buildings and their approaches to meet the needs of disabled people.
The design will also endeavour to comply with the MCC local guidance document "Design for Access 2" wherever practical.





1. Building Regulations–Approved Document Part M
2. MCC–Design for access 2

10.1 | Planning Consultation

The design team endeavour to work collaboratively with the local authority on their development projects.

10.2 | Stakeholder Consultation

The Design Team have carried out a series key stakeholder consultations to ensure that the scheme design submitted for planning approval is built upon a solid platform as part of this collaborative process.

Stakeholder groups consulted to date:

- ⇒ Police Architectural Liaison Officer 01-09-2017
- ⇒ Stakeholder Meeting 13-09-2017
- ⇒ Manchester Council Planning & Highways Departments 20-09-2017
- ⇒ Stage 3 Health Check 29-09-2017

Information received from the above consultations have been used to inform the building, services and landscape/boundary treatment design leading up to the submission of a full planning application.

10.3 | Public Consultation

A public consultation event was held on 03-10-2017 at Crossacres Primary Academy between the hours of 3:30pm & 6:30pm. The event was generally well attended with members of the project team able to discuss the proposals with around 15 local residents, parents, pupils, staff and interested parties.

Feedback received at this event was compiled, summarised and utilised to inform the development of the design.