Design and Access Statement

Site address:	**Cavendish Community Primary School Cavendish Road West Didsbury M20 1JG**	**Date:**	**7th March 2012 Ref: ED39626**

Contact details

	Applicants name		Agents name
Name:	Manchester City Council	Name:	Manchester City Council
Address:	Overseas House Quay Street Manchester	Address:	Heron House Lloyd Street Manchester
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Description of development

Replace existing ground floor windows with new units to match fenestration. The windows to the first floor were replaced in 2010 and the latest scheme will use identical windows.
Gable walls are in poor condition and rebuilding them is not an effective option. Therefore they will be clad with an external wall insulation render system.

Design standard followed

Approved Document M (2004):	x
BS8300 (2009):	x
Design for Access 2:	x
Other (please elaborate below):	x

Philosophy and approach

The scheme has been designed by Ben Gardiner (Manchester City Council - Corporate Technical Services) taking into full consideration the requirements of all Approved Documents as well as the philosophy behind them. We have also given full consideration to the guidance provided in Design for Access 2.

Key access issues of the design

The design criteria for the works include:

- Operation of window opening lights to allow use by all.
- Bottom hung casements will be introduced to allow this
- External wall works: N/A

Sources of advice and consultation

A dialogue between Ben Gardiner and MCC Planning & Accommodation Support Services has been entered into and advice sought prior to the submission of the application.
The same contractor that replaced the first floor windows will be used for this scheme for continuity reasons.

Nature and impact of environmental constraints

N/A

Proposed solutions for overcoming identified constraints

There are no relevant constraints to this design and AD's, DFA2 and Secure by Design criteria have all been consulted.

What steps have been taken to ensure this information is made available to building occupiers.

The Head Teacher of the school has been consulted from the inception of the project (January 2012) and has liaised with school governors and teachers to provide a clear picture of the proposals.
The feedback from the school indicates they are pleased with the proposals as they have an urgent need for new windows given the poor condition of the existing.

Additional material information

N/A