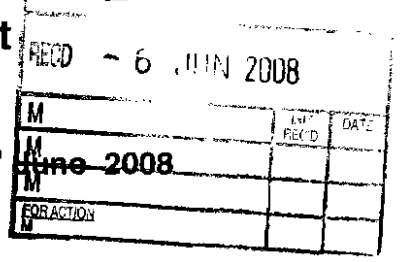
086763

ED/35693

Design and Access Statement



Site address: St James' Primary School, Stelling St, Manchester M18 8LW

Date: 4th ~~June~~ 2008

Contact details

	Applicants name		Agents name
Name:	Manchester City Council	Name:	Les Yates
Address:	Heron House Lloyd Street Manchester	Address:	Heron House Lloyd Street Manchester
Post code:	M2 5LE	Post code:	M2 5LE
Telephone:	0161 219 6236	Telephone:	0161 219 6236

Description of development

Replace windows and doors to all elevations to improve access, appearance of buildingto match adjacent Sure Start building and improve thermal efficiency

Design standard followed

Approved Document M (2004):	x
BS8300 (2001):	x
Other (please elaborate below):	x

Philosophy and approach

All schemes designed by Les Yates take into full consideration the requirements of DFA2 and Doc M as well as the philosophy behind the documents. The narrative of BS8300 is also used for back up and further technical advice where this is not covered in AD M. Design for Access 2 has been used for specific layout arrangements within the design.

Key access issues of the design

The design criteria for access doors has been adhered to within the design

Sources of advice and consultation

A dialogue between the school head teacher, ISG Totty (the main contractor) and Manchester City Council has been entered into and advice sought prior to the submission of the application.

Nature and impact of environmental constraints

Rather than have a negative impact on the design, the replacement doors allow ample clearance space and ease of operation by adopting the leaf and a half configuration, push bar opening and closures with an operating force not exceeding 20 Newtons

This scheme improves general and emergency access from the classrooms to all areas around the perimeter of the building.

Proposed solutions for overcoming identified constraints

There are no relevant constraints to this design and AD M (and DFA2) design criteria has been followed.

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

The building occupiers have been consulted from the inception of the project and are very clear on the design requirements and can see their input within the designs.

Additional material information

No further relevant information applicable for this scheme.