Design and Access Statement

Name & address of site:	**St Luke's C.E Primary School, Langport Avenue, Longsight, Manchester. M12 4NG.**	**Date:**	**November 2012**

Contact details

	Applicant's details		**Agent's details**
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1. Description of development

Physical Characteristics

St Luke's is currently a 1.0FE primary school and capacity was increased to a 2.0FE as part of the 2009/2010 Primary Basic Need Programme. The initial increase in capacity was managed by using temporary classroom provision (6 Class bases). In 2011 Children Services commissioned an option appraisal on the development of St Luke's to a full 2.0FE School with 39-place Nursery. The existing school building has good provision for general classrooms (65 sq m), a number of large resource/specialist areas following the school developing the former attached caretaker house and hall/dining provision (170 sq m). The school has recently developed a reception classroom into a large staff/PPA room.

The site is surrounded by housing on two sides of the site with a school adjacent. To the rear the site is bounded by the main A6 Stockport Road. The site is bounded by a chain link fence and mature planting to the majority of sides which provides some screening from the adjacent properties.

The vehicular access to the existing car park is located off Langport Avenue, with separate pedestrian access, for nursery, key stage one, key stage two and visitors located on Langport Avenue and on the adjacent footpath connecting with the A6.

The original 1FE single storey school was built in the late 1960's using the Consortium of Local Authorities Special Programme (Clasp) system which amongst other reasons had proved advantageous in areas of mining subsidence and poor ground condition. The Clasp structural system is a pin-jointed light steel frame on with braced bays providing stability. The raft slab is reinforced with generally no individual column foundations. The building has a concrete panelled façade with flat roof and recently installed modern double glazed aluminium window units.

The new single storey building and extension will form the required additional facilities for the school with external vertically clad elevations sitting comfortable against the existing building.

Social Characteristics
A new extension will deliver a new focus for the school and incorporate new entrance and reception along with parents meeting room which is readily identifiable to visitors and parents; sufficient classrooms (8 Nr); small hall (80sq m); associated toilets and resource provision.

Economic Characteristics
The area around the school has been subject to new housing and regeneration works over recent years. This has increased the number of children within the area and the proposed extension will allow for these additional children/families to be educated within the local school.

Relevant Planning Policies
It is anticipated that the new accommodation proposed will be completed for Spring 2014.

2. Sources of Community Involvement and Consultation

A dialogue between Corporate Technical Services, Manchester City Council Regeneration, Children's Services, The School Governors and head teacher has been entered into and advice sought prior to the submission of the application. Children Services and the school have been consulted at all stages of the design with their feedback incorporated into the design and layout arrangements.

The building occupiers have been consulted from the inception of the project (in 2012) and are very clear on the design requirements and can see their input within the designs.

3. Proposed solutions for overcoming identified constraints

The only constraints were upgrading an existing building and incorporating the requirements of AD M (and DFA2) design criteria into the scheme. This has been successfully achieved.

The proposed extensions and internal modifications will have a positive impact on surrounding areas, amenities and provide a robust access for all.

This scheme improves access to the building; improves access within the building; and ultimately, will improve the existing services offered within the building.

Whilst the scheme appears to consist of an extension and refurbishment only, the impact to the services offered will be substantial. The local community will benefit substantially as the school will have facilities to benefit all service users.

4. Design Philosophy and approach

Design approach is to improve access into and around a Manchester City Council Building. Provide suitable modern methods of providing council services in an inclusive environment. Provide toilet facilities for all.
Provide new accessible entrance, reception and waiting area.

Whilst the original layout of the building struggled to meet functional and economic needs it provided poor physical access throughout and poor access to all services.

All schemes designed by Corporate Technical Services take into full consideration the requirements of AD M as well as the philosophy behind the document. The narrative of BS 8300 is also used for back up and further technical advice where this is not covered in AD M. Design for Access 2 has also been used for specific layout arrangements within the design.

Design standards and guidance followed

Approved Document M (2004):	x
BS8300 (2009):	x
Design for Access 2 (2003):	x
English Heritage's Easy Access to Historic Buildings (2004):	
BB93, BB99, BB100, etc:	x
Other (please detail below):	

5. Key Access issues of the design

The key accessible design attributes in this scheme relate to:

- Approach – New parking for all visitors is planned adjacent to the building. This will include accessible parking and level access to building approaches.
- Entrance – A new entrance within an identifiable façade has been designed to provide independent level access to all visitors.
- Horizontal Circulation – This area of design has been greatly improved with a new 'accessible zone' in the main entrance area comprising reception, meeting room and accessible WC.
- Emergency egress – A full fire evacuation plan will be delivered on completion and with consultation with the building users and Children Services.
- Access to Services – All visitors will have controlled access to services provided within the building.
- Management – The building occupiers will ensure all staff are suitably trained in disability awareness, diversity and equality.

6. Additional material information

This scheme is part of a citywide scheme to increase capacity for educational provision. Similar schemes are taking place at seven other schools across the city. These eight schemes will have similar design criteria and internal fixtures and fittings providing a multi-million pound investment in education by the council.