

# GREEN END PRIMARY SCHOOL, MANCHESTER

## PROPOSED ALTERATIONS

This Design and Access Statement is prepared by Riverside Design Studio Architects on behalf of Green End Primary School to accompany the full planning application for alteration and minor extension works to be undertaken during the summer of 2013.

The proposed alteration works include internal sub division of the nursery and reception classrooms with associated alterations to WC areas, together with the creation of small external lobbies for improved access to play areas which will incorporate cloaks and some storage.

It is anticipated that this work will be undertaken during the school's summer vacation in order to achieve minimal disruption to both the early years' classes and to the school operation generally.

Riverside Design Studio Architects was established from Robinson Architects and the current design team were involved on the original new Green End Primary School building as well as the extension undertaken in 2011 / 2012.

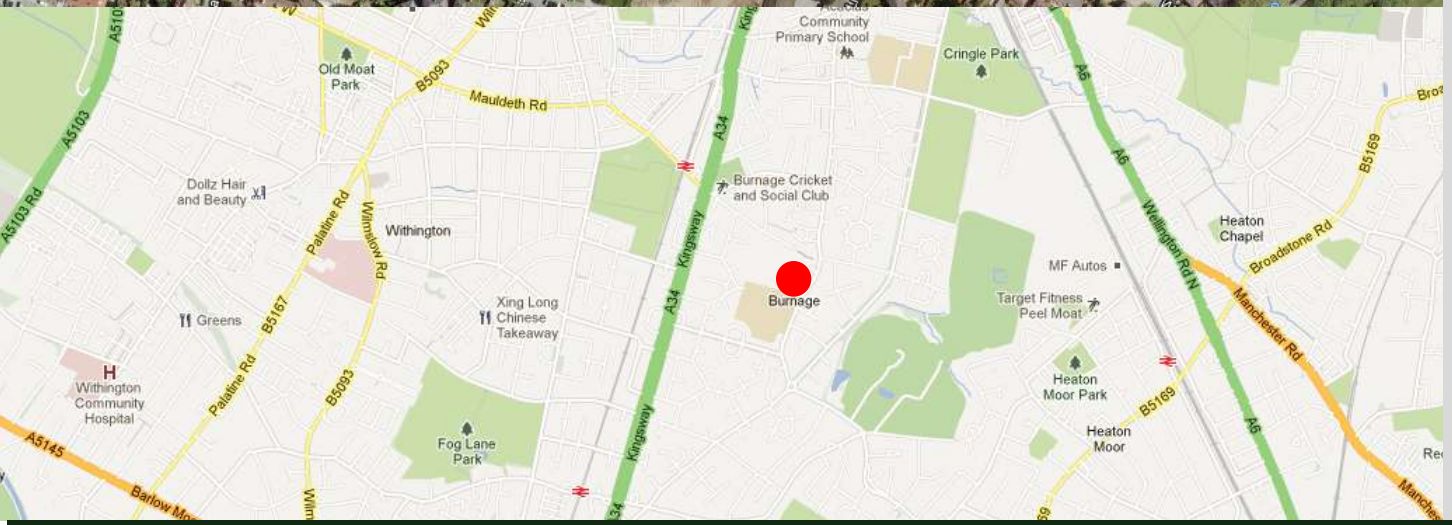
As such there is an understanding of the design ethos, the pupil profile and the needs of the catchment neighbourhood.

Also we appreciate that the Burnage Media Arts College has undergone extensive extension / redevelopment and sits on the adjacent site so there are established education links with the college. In addition the head teacher Lisa Vyas is also head of Lady Barn Primary School and naturally there are aspects of joint working and teaching arrangements.

RIVERSIDE DESIGN STUDIO ARCHITECTS

RIVERSIDE DESIGN STUDIO
ARCHITECTS




Green End Primary School is controlled by Manchester City Education Department being located on the former Burnage Campus Site. In 2006 the existing primary school buildings were replaced with a new two form entry primary school. This not only required the construction of new teaching accommodation and subsequent demolition of former buildings, but also extensive external works, play areas and associated road access and car park etc. The site lies adjacent to St Bernard's Roman Catholic Primary School and Church and to the north and to the south Burnage Media Arts College (secondary school) and to the immediate east and west of the new school buildings are hard and soft/sports play area respectively.

In general the neighbourhood is predominantly residential in character with some small retail outlets further along Burnage Lane and Green End Road, whilst the A34 and A6 linking to Manchester run close by.

Site Location Plan




The main new school building was completed in 2006 as part of Manchester City Council's Framework One initiative. It is generally two storeys with some single storey elements and is primarily in brickwork with areas of white render and cedar timber cladding.

The building is set back off Burnage Lane, behind play areas and the car park to the east. To the north is a sports and community building which is shared with the neighbouring St Bernard's Roman Catholic Primary School. To the west of play ground and playing fields and to the south is the Burnage Media Arts College.

The school was designed along sustainable principles both in terms of energy consumption and its daily use / operation.

For example, large areas of external glazing and windows to class rooms are incorporated as a feature of the external elevations in order to maximise the amount of natural daylight. Whilst there is also a beneficial effect of solar gain in winter during summer months this can cause problems of excessive glare so external louvre shading is part of design features to alleviate this problem.





The artificial lighting system is controlled by the BMS which sets the internal lighting level subject to the overall amount of natural daylight entering the room.

Equally, natural ventilation is encouraged by high level windows positioned in the central atrium which assist in the air flow through the building.

The design avoids the use of extensive corridors, which can not only create an institutional feel but also can promote anti social behaviour due to the congestion of pupils at key lesson changes or lunch time periods etc. All the class rooms therefore are accessed off the central atrium, & at the first floor off balconies & bridges.

The atrium not only acts as the heart of the building but provides space for assembly, exhibition and importantly the library or learning resource area.

The main school site has vehicular access from Burnage Lane with separate pedestrian access adjacent. The main building entrance and reception is to the southern side and incorporates the main entrance and visitor access. This is monitored by the reception desk / office immediately behind and at first floor level from the staff room.



In 2011 as a result of expanding school numbers the head teacher and governors established the need for additional teaching space and proposed that the first floor (roof top) terrace was converted into community rooms, whilst the existing community facilities were utilised as teaching space.

This extension would provide the community with facilities suitable for a 21st century primary school. The scheme developed to provide a large space of approximately 120 sq m which was capable of being divided into two using a movable partition. This allowed for one room to be used as possible crèche facility for a small number of children while parents, carers etc could be attending meetings or classes in the adjacent room. In addition new accessible WC and baby change facilities were provided within easy access from the community facilities.

The layout of the new extension was dictated by the size of the existing roof terrace and was developed to form two rooms of approximately 7m x 9m with a movable partition between so that one large space can be created when required. These spaces are accessed from one of the two stair cores within the school. The new WC / baby change facility was incorporated opposite the staircase off the main school circulation space.

The external appearance of the extension was designed to complement the existing buildings but not to replicate its design entirely. Thus, the main external material is off-white Eternit cladding panels which are set above the existing brick work parapet.
In order to maximum the amount of natural daylight the external windows were designed with a low cill level (which also helps provide views out for children) together with a corner, projecting bay window. This was clad in cedar timber as a reference to the existing building but also it was intended to create a design feature to terminate the elevation.



The new proposals involved the reconfiguration of the Nursery & Reception teaching areas. Riverside were asked to develop ideas following consultation with the Head Teachers, who had devised an outline brief based on their discussions with the teaching staff & Board of Governors. The following summarise the key issues & requirements;

•The current level of pupils had grown from the initial occupation of the school to its maximum 2FE level. Thus 60 pupils per year.

•The building had been designed 6yrs ago in accordance with BB 92 spatial guidance, but with the preference of the teaching authority for combined class rooms which were thought to provide greater flexibility in teaching formats.

•Experience had shown that the latest curriculum , teaching methods & pupil profile, seemed to suggest that better delivery of education & classroom control might be achieved with more 'traditional', separate classrooms.

•Thus the fundamental brief was to evaluate & propose a solution which would sub divide the combine class areas into 2 classrooms for both Nursery & Reception respectively.

•Access to shared WC's & resources would need careful consideration & possibly these facilities would need to be repositioned.

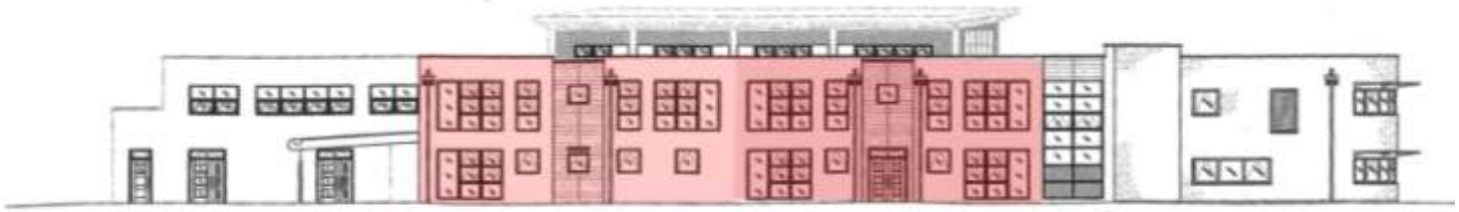
•Access to the central atrium & library would need to be retained.
•External access from each class room would be required. This is turn would lead to the potential reconfiguring of external doors / positions.

•In conjunction with above the above the need for improved pupil entrance & exit arrangements was identified. This also included a better arrangement for cloaks provision.

RIVERSIDE DESIGN STUDIO
ARCHITECTS



EXISTING FLOOR PLAN



EXISTING ELEVATION

The existing plans identify the location of the combined Reception Class Bases, adjacent the Nursery Play accommodation.

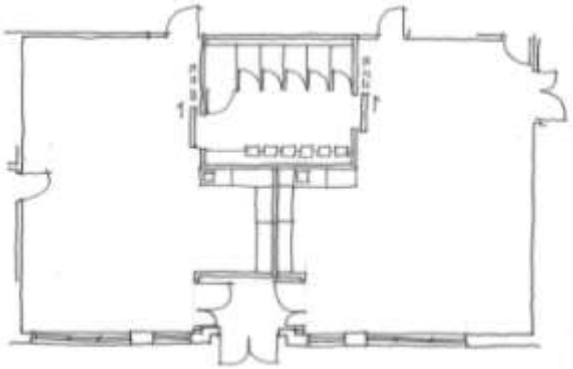
They are entered off the atrium / learning resource area & have direct access to the external play areas.

There is 'shared' w.c. & wet play provision designed in a central block.

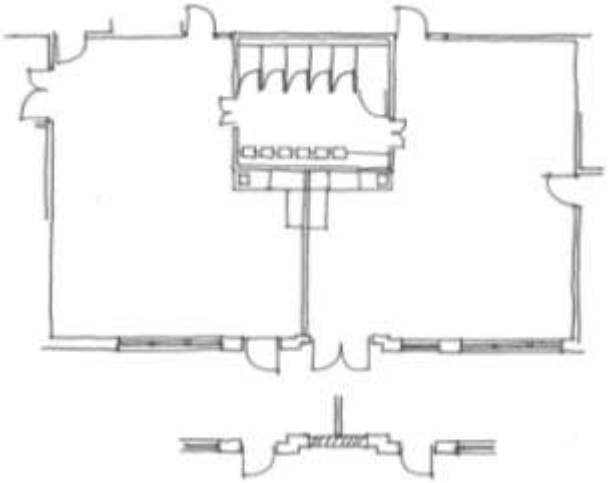
The external brickwork elevations incorporate perimeter windows which provide natural daylight to both teaching areas.
A pair of timber doors allows pupils to access the external play area & are set within feature timber cladding.



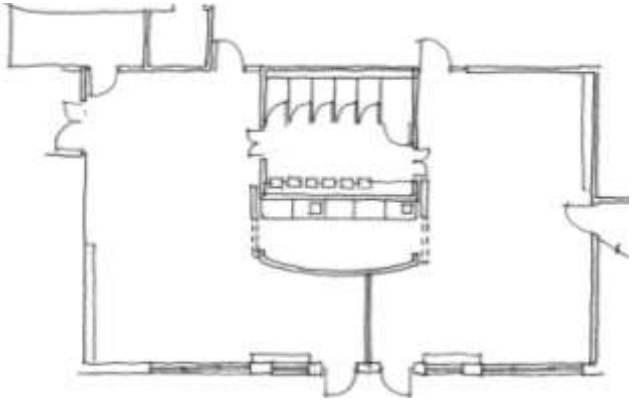
Design Consideration 1



Design Consideration 2



Design Consideration 3



Riverside prepared a number of feasibility studies which showed the potential of how the existing combined classrooms could be sub divided. These included options for:

•Reception Classrooms

•new cloaks/external access lobbies

•reconfiguration of the wet play areas & wc's

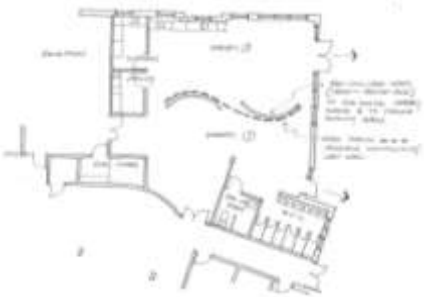
•revised stores & linking doors.



Design Consideration 1



Design Consideration 2



Design Consideration 3



Design Consideration 4



More extensive alterations were agreed for this area in order to get the maximum benefit & space within each new Nursery Classroom. The existing layout was less easily adapted due to the 'imbalance of windows, the position of the wc's & kitchen to either side of the combined space, requirement for an additional external access. The options considered included the potential:

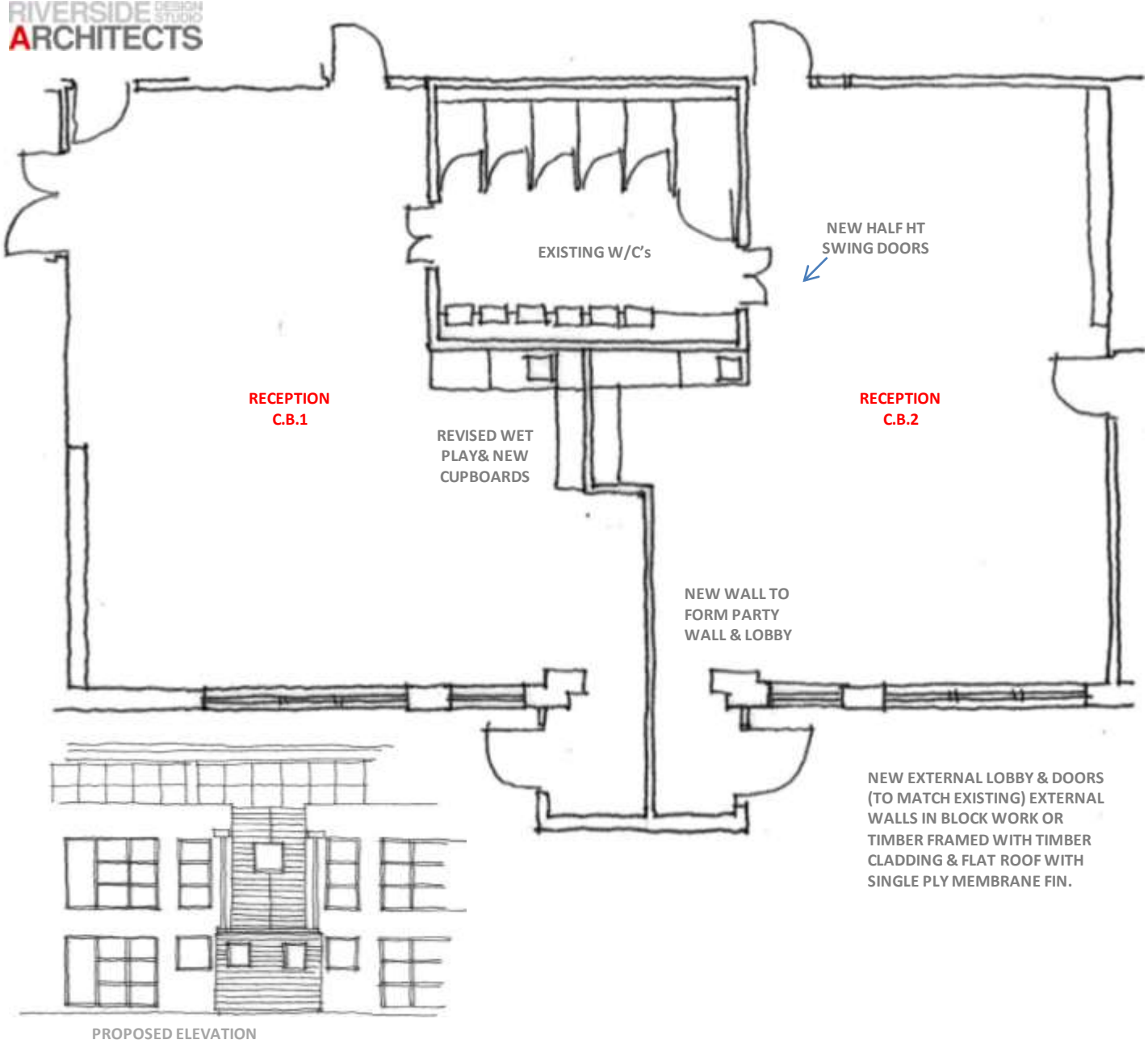
•possible low walls /curved screens to 'semi subdivide' the space

•forming full height dividing wall, which may require additional windows/external door.

•repositioning the wc's to a central location & kitchen.



RIVERSIDE DESIGN STUDIO
ARCHITECTS






PROPOSED ELEVATION

The approved scheme incorporated the following:

•'staggered' wall to sub divide the Reception area into 2 classrooms

•repositioned wet play areas

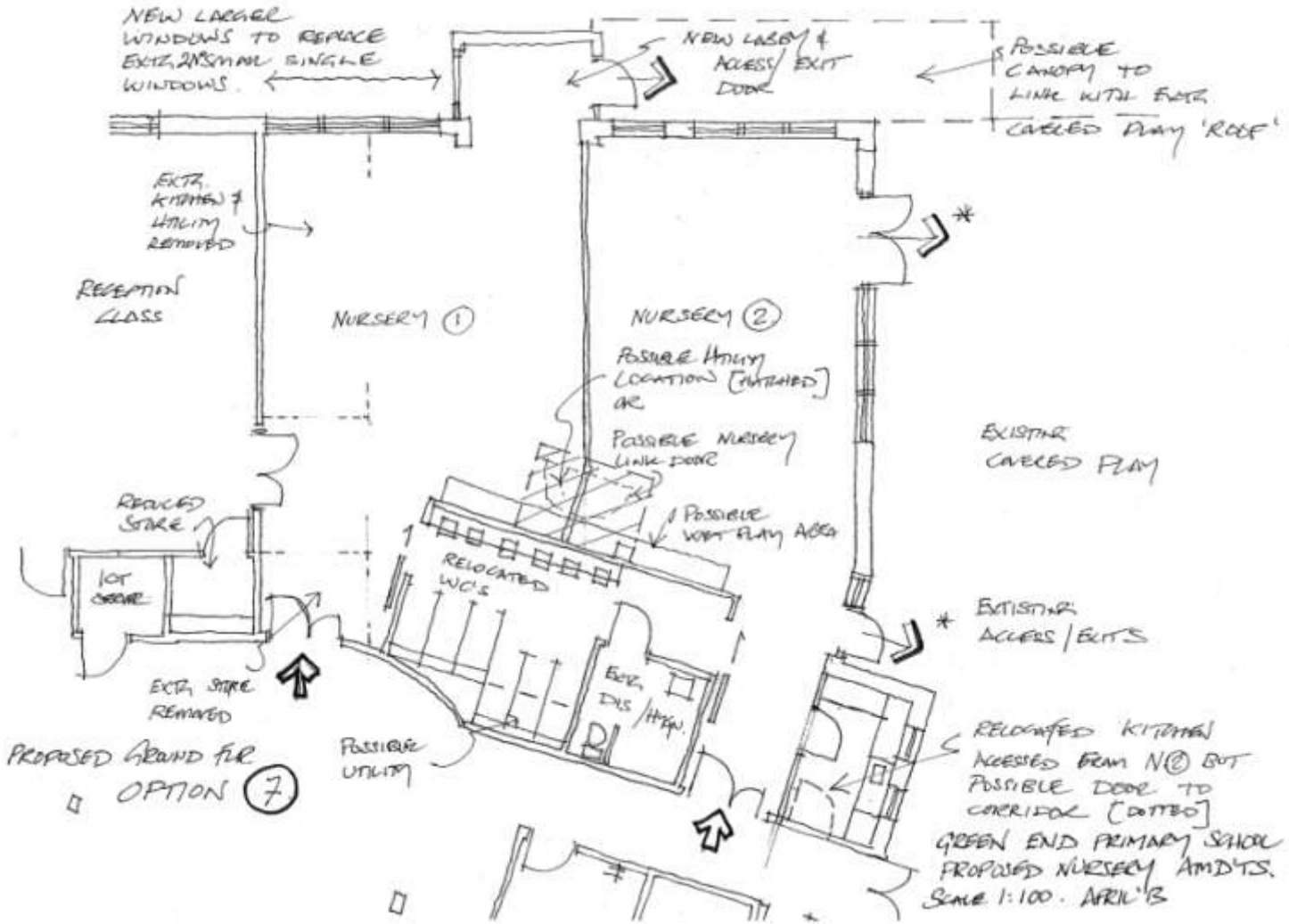
•new doors to be added to existing wc's

•new external lobby /cloak/store to provide improved access/egress to external play, without reducing the main teaching space.

•lobbies to be designed as 'pod like' structures positioned within the zone of timber cladding. These will be clad in timber & have matching external doors to ensure they appear integrated into the existing elevations.



RIVERSIDE DESIGN STUDIO
ARCHITECTS




•repositioning the wc's to a central location giving access from both classrooms

•repositioning the kitchen to existing wc's location

•removal of existing store to allow new door from atrium/library into new nursery classroom.

•increase external window to provide more daylight into new classroom

•create new external lobbies/cloaks with new canopy area to link with existing covered play.





The majority of the proposed work will be internal alterations, which will primarily match the existing & will include the following specifications:
•new stud walls with plasterboard & emulsion paint finish.
•partially tiled walls/splash backs to kitchen/wc areas
•proprietary sanitary ware & cubicle partitions
•carpet floor finish generally to classrooms, with vinyl to wet play, kitchen & wc's
•integrated light fittings suspended ceilings with to match
•reused & new proprietary kitchen / cup'd fittings

The new 'pod like' lobbies are the main external elements. The materials are intended to relate to the existing building, & overall the design will complement the architectural language of the original building as well as draw some themes from the more recent extension. This includes:
•timber cladding to the main elevations
•matching external part glazed doors
•metal parapet capping & flashing details
•matching aluminium windows
•new canopy with matching metal supporting piers .



The existing school was designed as a sustainable building. It is largely naturally ventilated, through the use of openable windows, transfer grilles, and some automated windows; rainwater harvesting is utilised to flush toilets ; and a BMS system monitors energy use.

It is intended that the proposed alterations will continue this ethos, through high levels of insulation, good air-tightness and efficient mechanical/ electrical services.



The existing building and external works have been designed to fully comply with the guidance in Design for Access 2, Approved Document M and BS8300. the alterations maintain the excellent access and had been designed to further enhance the welcoming nature of the school.

The works will involve no alterations to external areas, which currently provide accessible parking spaces near the main entrance and level access around/ into the building. The proposed alterations will not have any traffic implications.