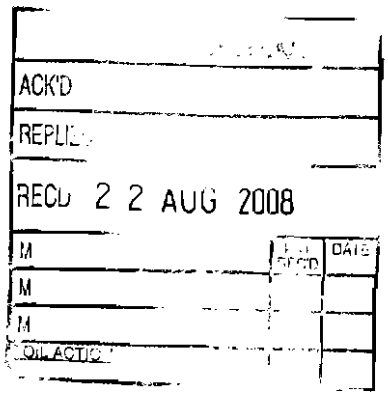
goth hibbert

property & construction consultancy



St Anne's RC Primary School

Design & Access Statement

Job Number: M1078

August 2008

DESIGN & ACCESS STATEMENT

Applicant:	The Governing Body of St Anne's RC Primary School
Agent:	Goth Hibbert - Property & Construction Consultancy
Location of Development:	St Anne's RC Primary School
Address:	Moss Bank, Crumpsall, Manchester
Project:	Extensions & Remodelling to Administration, New Main Entrance, New Head Teachers Office & Provision of Accessible W.C.
Date:	18th August 2008

1.0 Description of Building & Development

1.1 St Anne's Roman Catholic Primary School is a single storey building of traditional brick and block construction with a timber flat roof, located within an established community.

1.2 The proposed works are as follows:

- Single storey extension to form Head Teachers Office
- Single storey extension to Main Entrance & Administration
- Remodelling to Administration & Staff Room
- Provision of Accessible WC
- Formation of new Staff Toilets
- Improvements to internal circulation areas

2.0 Legislation

Goth Hibbert acknowledges that the proposed development at St. Anne's RC Primary School presents issues relating to accessibility and inclusion which will need to be addressed.

The designers of the development will be encouraged to work to the latest legislation and good practice guidance. These will include, for example, BS 8300:2001 (Design of Buildings and their approaches to meet the needs of disabled people), The Building Regulations Part M (Access to and use of Buildings)

3.0 Design

3.1 Proposals

Our proposals which form the core of the School's Premises Development Plan incorporate the following design criteria within the extensions and refurbishment:

i) Formation of Main Entrance with level approach. (Photo 1, 2 & 7)
ii) Relocation of Secretary's Office. (Photo 8)
iii) Provision of new Head Teacher's Office.
iv) 1 parking bay to be designated for accessible parking, close to the entrance
v) Provision of Accessible Toilet.
vi) Provision of new Staff Toilets.
vii) Remodelling to Administration and Staff Room.
viii) Automated/Hold Open devices to doors.
ix) All external brickwork/windows/fascia's and roof design shall match as close as possible to the existing structure. (Photo 4)

4.0 Access

4.1 Policy Approach

The Scheme is designed to provide barrier free access to the School and upgrading existing facilities.

4.2 Approach and Transport Links

The building can be accessed via Moss Bank public right of way.

4.3 Entrance and Approach

New entrance doors will provide level, barrier free access to the building. The scheme will create an internal lobby area providing improved security and overall entrance to the building. The doors will fully comply with the Approved Document M.

4.4 Access to Facilities

Toilet facilities will be upgraded in line with current regulations. All toilet accommodation and sanitary ware, including their set out, will be designed and specified to fully comply with Approved Document M.

4.5 Emergency Egress Provision

All means of escape features and materials will comply with Part B of the Building Regulations. All escape routes will be clearly signed, emergency light fittings will be used along these routes.



Photo No.1
Proposed Main Entrance, Level access to be formed.
Position of the Proposed Holding Porch.



Photo No.2
Position of the Proposed Extension to the North West Elevation
Comprising –
Main Entrance
Secretary's Office
Toilet Facilities
Reprographics Area



Photo No.3
Existing Staff Room (Right)



Photo No.4
North West Elevation



Photo No.5
South East Elevation
Position of proposed Head Teacher's Office



Photo No.6
South East Elevation
Position of proposed Head Teacher's Office



Photo No.7
Existing Main Entrance internally



Photo No.8
Existing Secretary's Office to be relocated