framework One 09
Delivering more together



MANCHESTER
CITY COUNCIL

WILLMOTT DIXON
CONSTRUCTION

This Design and Access Statement has been prepared by Robinson Architects on behalf of Manchester City Council to accompany the planning application for a 2 canopies to be integrated within the design of the new building for Old Moat Community Primary School currently under construction. This statement is submitted with a set of drawings, and is intended as illustrative material to help explain the rationale of the design.

Manchester City Council's Primary Capital Programme aspires to create well-designed sustainable buildings, providing quality environments which facilitate personalised learning and enable them to offer a wide range of services to their local communities.

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Contextual Assessment

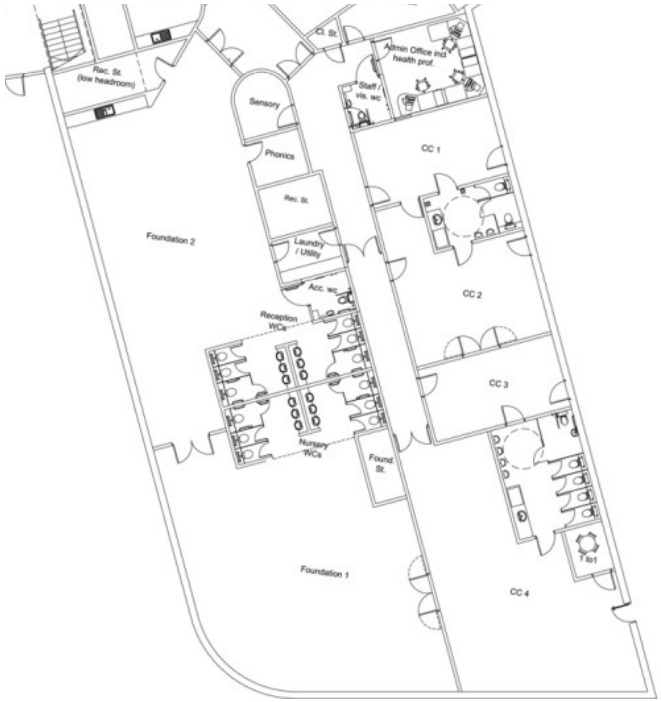
The new school building is midway through construction and is set to be complete in early 2012. At the time of its planning application the design of two external canopies that were to form covered play areas immediately adjacent the building was still going through the design process. It was therefore decided that in order to progress the main development a subsequent application for canopies would be submitted at a later date.

The design of the new school building sought to create a dynamic plan and express emphasizing its horizontality through large random width windows in a horizontal ribbon pattern. This also avoids the potential for mundane repetition.

Elsewhere on the school, elements have been expressed as something special by 'detaching' the envelope around the internal volumes. Examples include the front ot the main hall and the stair core at the end of the teaching wing.

The early years areas are smaller in scale and the horizontal emphasis symbolizes the seamless transition between the school and Children's Centre, and its collaborative management arrangement. This wing has been dressed in brickwork with the inclusion of low level windows to differentiate it from the main school.

The Early Years Foundation Unit is to be located in the single storey part of the building along with the children from Old Moat and Bridgelea Children's Centres. These organisations will work together sharing the multi-use spaces that form the wing's central spine. The Children's Centre is expected to cater for children from 6 months old to Nursery age. The layout has been refined to offer varying scales of spaces depending on the age of children, with all teaching areas sited for direct access to outdoors.







Extent of proposed canopies



Greater Manchester Police – Design for Security
Crime Impact Statement

The proposals are in line with previous scheme comments with regard to the design of the single storey early years wing reviewed by Manchester Police's Design for Security Department. Namely:

- Include measures (rounded edge or high balustrade) to prevent easy access to the roof of the single storey element.
- Rainwater pipes to be square profile to prevent climbing.

As well as the above considerations the following comments are also pertinent on a general level:

- Low intensity dawn to dusk lighting to building with white bulb for image enhancement.
- Intruder detection system with alarm sounder.
- 24hr coverage CCTV system with remote monitoring and response facility.
- Audio to be provided to each elevation for communication with unauthorised persons.
- Monitoring station has facility to remotely switch the external lighting on if required.
- Glazing to be laminated, doors to be attack tested (PAS24, LPS 1175).





Evaluation

Framework One issues a design standard document to all designers on the framework which provides the aspirational and technical requirements for all projects. There is a specific guidance on learning spaces for children at Foundation Stage:

Design Brief For Developing The Outdoor Environment At The Early Years Foundation Stage

The briefing document includes requirements for covered areas as follows:

"Shade and Shelter
This can be incorporated into the design though developing the outdoor area so that part of it is situated in a naturally shaded area. Additionally, this can be provided through structures such as:

- *covered verandas – preferably with shutters*
- *covered mini seated areas*
- *willow tunnels*
- *canopies fixed and removable*
- *awnings or canvas slung between posts*
- *trees*
- *pergolas with foliage*
- *shelterbelts and hedges."*

Schemes are required to provide attractive external spaces with a good relationship to internal spaces and offering appropriate security and a variety of different settings.

New canopies will act as a sheltered outdoor learning environment and allow secure storage of external play equipment at night. The spaces will become an extension of the classrooms and encourage children to remain outdoors giving maximum opportunity for varied learning.

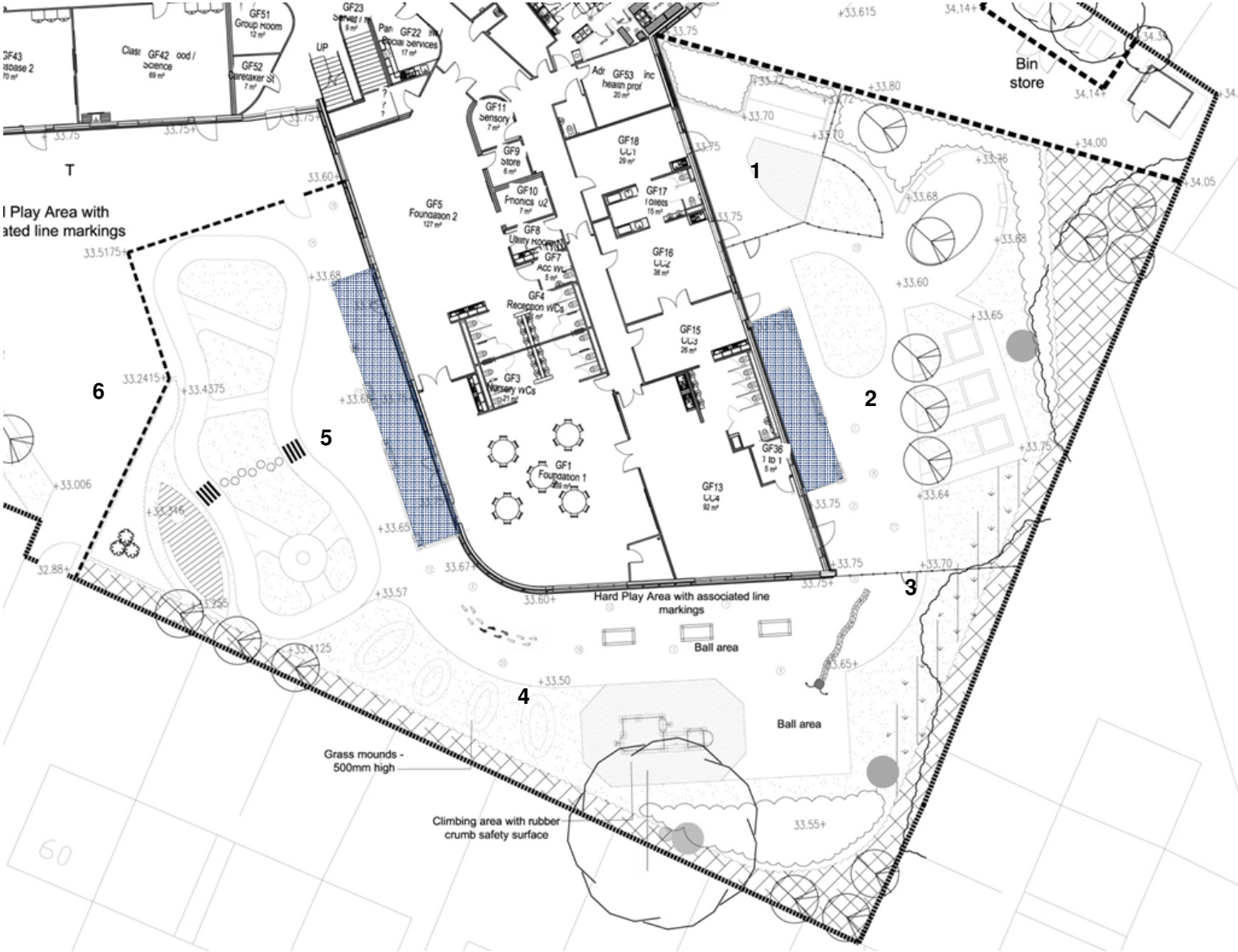
Materials used on the canopies should match that of the school building and the design principles employed should also be maintained to ensure a coherent and holistic design.

The canopies will need to retain a secure boundary given by the existing building. Any proposals should replicate its height and minimise opportunity for accessing the roof.





Layout



1 Children's Centre secure baby play
2 Childrens Centre secure play
3 Low level fence between Children's Centre and Foundation play areas
4 Nursery secure play
5 Foundation class secure play
6 Key Stage 1 playground separated by low level fence

Layout

The canopy to the western side will be accessed directly from the classrooms as a natural extension to the spaces.

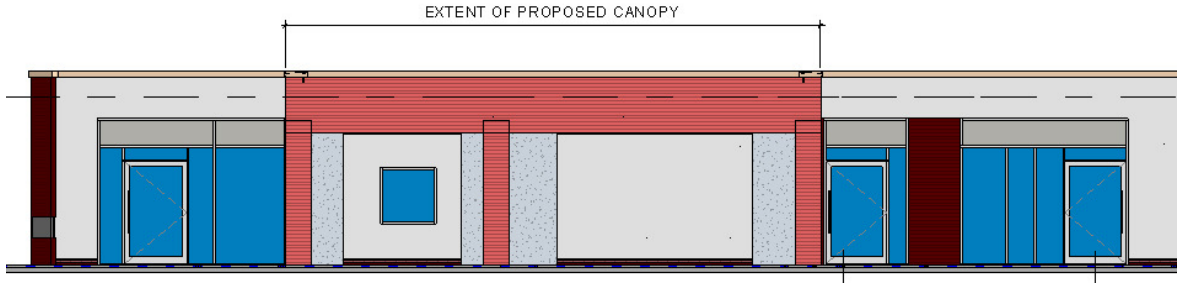
On the Children's Centre side (eastern) the canopy has been sited between rooms and alongside solid external walls to maximise wall space within the canopy for teaching.

Access in and out of the covered areas can be gained from all sides. At night the openings will be closed with electrically operated roller shutters. The shutters will be of open type sufficient to provide daylight through but also closed enough to eliminate potential for climbing.

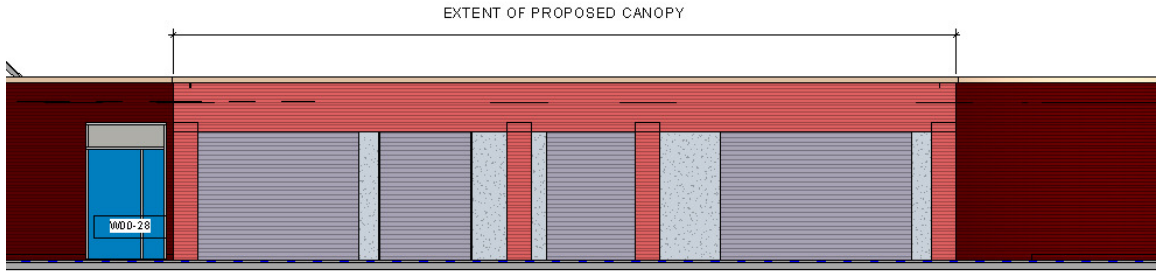
Appearance

In keeping with the simple palette of materials used on the main school building the canopies will appear as an integral part of the elevations and not a add-on. The main part of the canopy frame will be clad in brickwork to match the main building and appear as though the elevation has been stretched to encompass the canopy areas.

Using large random render panels in a horizontal ribbon pattern will interact with this brickwork frame and add a playful randomness in keeping with the main building design.



Proposed canopy to Children's Centre – shown with shutters open



Proposed shared canopy to Foundation and Nursery – shown with shutters closed

Access for All

The scheme has been designed fully in accordance with the principles of Design for Access 2, Approved Document M and the guidelines contained within BS8300. The site is more or less flat, so all areas of it will be accessible to all. There is level access around the full perimeter of the building.

Careful consideration has been given to the issue of access from the outset. It is highly desirable for younger children to access their learning environment from as close as possible.

All entrances have level access and doors have a minimum clear opening width of 1m. Accessible thresholds will be provided to all entrances and exits. Where external doors open outwards planting will be provided to prevent collision with an open door leaf, rather than recessing them as per diagram 10.1c in Design for Access 2.



Conclusion

The proposal for new canopies at Old Moat Community Primary School will provide an extra opportunity to assist with teaching and play for children in the Early Years and Children's Centre.

Overall, the layout and appearance has been informed by the design of the new school and should assist in creating a safe and pleasant place to learn that is accessible and welcoming to all.

