Design and Access Statement

Site address:	**St Richards Primary School Wilpshire Avenue Manchester M12 5TL**	**Date:**	**5 May 2010** **Ref: ED37962**

Contact details

	Applicants name		Agents name
Name:	Manchester City Council	Name:	Manchester City Council
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Description of development

Provide pre-formed unit to provide additional temporary teaching space for 30no pupils within Reception clas including for sanitary facilities. The new classroom is to be sited upon existing areas of hardstanding within the school grounds and will be accessed via external steps.

Design standard followed

Approved Document M (2004):	x
BS8300 (2001):	x
Design for Access 2:	x
Other (please elaborate below):	x

Philosophy and approach

All schemes designed by Louise Hollis (Corporate Technical Services) take into full consideration the requirements of all Approved Documents as well as the philosophy behind them. We have also given full consideration to the guidance provided in Design for Access 2.

Key access issues of the design

The design criteria for the units has the following key issues:

- Space planning requirements as set by client.
- Proximity of new classroom to associated external areas for play suited to that age range.
- External design and materials to have anti-vandal properties together with a low life cycle costing.

Sources of advice and consultation

A dialogue between Louise Hollis and MCC Education Department has been entered into and advice sought prior to the submission of the application.

The school have been consulted with feedback incorporated into the design and external layout arrangements. The layout and schedule of proposed works have been agreed and 'signed-off' by the school Head Teacher.

Advice has been sought from the Planning Access Officer with regards to access to this unit as we are unable to provide a DFA2 compliant ramped due to site constraints.

Nature and impact of environmental constraints

The scheme provides additional facilities which are urgently required by the school to provide sufficient teaching space for the number of pupils.

The unit has been sited in order that they are close to external play for the age range of children who will use the unit.

Proposed solutions for overcoming identified constraints

There are severe site constrains within the school which have affected the siting of the cabin and the access/egress from such. Although there is space for the unit to be provided, there is not sufficient space to provide a DFA2 or Doc M compliant ramp for access to the building. It has been agreed with the school that this will be managed internally by siting a class of children/staff within the unit for which a ramped access is not required.

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

The Head Teacher of the school has been consulted from the inception of the project (April 2010) and has liaised with school governors and teachers to provide a clear picture of the proposals.
The feedback from the school indicates they are pleased with the proposals as they have an urgent need for additional accommodation in September 2010.

Additional material information

It is intended that the unit will remain upon the site for a maximum of five years.