Design and Access Statement

Name & address of site:	**Broad Oak Primary School, Broad Oak Lane, East Didsbury, Manchester, M20 5QB.**	**Date:**	**April 2013**

Contact details

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

Physical Characteristics

The school site comprises of six separate buildings of which the main building dates from 1957, comprising of a two-storey building to the north with a single storey return facing east. The building is a timber-framed structure (Vic Hallam System) with timber faced cladded panels in hardwood T&G boards. The playing field elevation had window frames renewed in powder-coated aluminium, 2008. The roof is flat with a built up three layer felt system. Note - Classrooms have been added to the south to house the infants' library department, construction and finish is the same as above.

A new infants' dept has been built detached from the main building. It is constructed with brick and concrete cavity wall construction. The roof is pitched with Marley modern concrete tiles with the doors and windows constructed of timber.

The nursery has traditional brick and cavity external walls and a pitched roof with concrete tiles. The doors and windows are constructed of timber.

The caretaker's bungalow is original and of traditional structure, having brick cavity outer walls and concrete tiled roof on trussed rafters.

A separate detached precast concrete garage is on site near the bungalow & has an asbestos roof.

The site is surrounded by housing on three sides of the site with a railway track to the fourth. The site is bounded by chain link fence and mature planting to the majority of the boundary.

Vehicular access and main pedestrian access (to the Main Entrance) is to the eastern boundary to Broad Oak Lane. Two additional pedestrian footpaths are available to the south and north western corner.

Broad oak was originally a 2.0FE primary school and its capacity was increased to a 2.5FE as part of the 2009/2010 Primary Basic Need Programme. The initial increase in capacity in 2009 was managed with a two classroom temporary Sibcas unit and a further new two classroom temporary unit (Elliot's) was installed Aug 2011 to the playing field elevation. In 2011 Children Services commissioned an option appraisal on the development of Broadoak to a full 2.5FE School with 52-place Nursery.

The existing school building has good provision for general classrooms (55 sq mt), a number of small resource/specialist areas, two hall/dining room (276 sq mt) The main entrance/admin area is poorly laid out and will be developed as part of this project.

The new Classroom extension will deliver sufficient year 4/5/6 classrooms (8 Nr.) and pupil and staff WCs with a number of other small improvements to the main building as highlighted above. An extension to the main entrance will provide a clearly defined entrance with a rationalisation of existing ancillary accommodation including Staff Room, PPA Room, Head Teachers Office etc as well as improving circulation to the area. A kitchen extension will be created to provide additional dry and cold storage due to the increase in pupil numbers.

The extensions will increase the school accommodation by 998m^2.

Social Characteristics

The new extensions will deliver a new focus for the school and incorporate new entrance and reception along with meeting rooms which is readily identifiable to visitors and parents; sufficient classrooms (8 Nr); ICT Room 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. All classrooms can exit directly and within the required travel distances.
- 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.