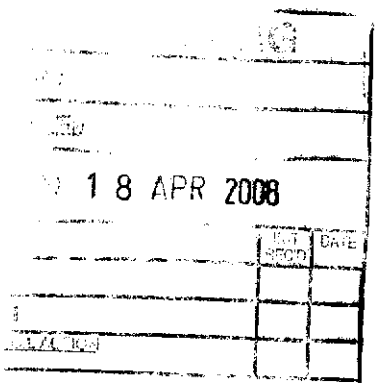



**DESIGN AND ACCESS STATEMENT**

**Church of England School of the Resurrection**
Pilgrim Drive
Beswick
Manchester
M11 3TJ

**April 2008**
**Revision A**

FKDA ARCHITECTURE / DESIGN

## 1.0 Introduction

This Design and Access Statement is prepared by FKDA on behalf of Church of England School of Resurrection Primary School in support of a Full Application for a classroom extension at the Church of England School of the Resurrection.

In brief, the proposals comprise of the erection of a existing single storey breakout room which will be used as extra teaching/resource space.

This report is written by describing the design features and current proposal in line with CABE's Guidance on Design and Access Statements. The proposals have been designed to comply with DFA 2, Part M 2004 of the Building Regulations 2000 and aims to be an accessible building for all users.

## 2.0 Site Context

The site is located off Pilgrim Drive in Beswick, Manchester. The school itself is accessed off Pilgrim Drive which is primarily a residential street however the larger massing of the school is reduced in scale as it is set back from the street and fronted by established trees and a forecourt.

The site extends to 1.37 hectares and is occupied by a primary school which is single storey with a hard and grassed playground to the rear.

The schemes proposal seeks to provide a new single storey breakout room as an extension to an existing single storey school. The new breakout room will exact in materials, scale and aspect to the existing school to ensure that it is in keeping with its context and environment. An existing planning application ref: 078586/FO/2006/N2 approved the extension of 4 no. classrooms. The construction work for these classroom extensions will commence on site summer 2008. It is proposed that the new breakout room will form part of these works if approved.

## 3.0 Use

The development retains the existing education use on the site.

## 4.0 Layout

The new breakout room will form an extension to the exiting circulation space. The space will allow the users to meet in small groups and study or play. Circulation will still be maintained through the breakout room. This will be defined by a change in floor material.

## 5.0 Scale

The scale of the breakout room extension matches the existing height of the new classroom extensions and is slightly elevated to the existing roof line to allow the roof to be constructed independently of the existing roof and to increase the window openings which will increase the amount of natural light falling into the room.

## 6.0 Landscaping

There are no external landscaping requirements. The new extension will be level with existing floor levels and there will be a level threshold at the external door.

## 7.0 Appearance

The existing flat roof school is constructed in a buff/brown brick with a painted white timber upstand which is capped with the roofing material. There are timber windows which are of poor quality and there is timber door which has been painted bright blue which is also degrading. The general appearance of the existing school is poor and could benefit from improvement.

The proposed new classroom extension will be constructed from a palette of materials (brown/buff bricks and cedar timber boarding, which will be stained to stop the colour of the wood fading and dark grey powder coated aluminium window frames). The colours in this palette provide a sympathetic response to its context.

The elevational treatment responds to the internal uses of the building. The scale of the windows and doors relate directly to the rooms they serve, sill heights and heads are considered both for their internal use and external visual impression.

The classroom proposal will have a flat roof as it is in keeping with the adjacent classroom block and surrounding classrooms and is appropriate to the scale and massing of the school.

## 8.0 Access

The entrance to the breakout will provide level access to comply with DFA2 and Building Regulations Approved Document Part M access guidelines.

## 9.0 Design for Access 2

The following is a list of the DFA2 requirements which have been addressed in relation to the new Breakout Room.

### 1 Car Parking
Not applicable

### 2 Pedestrian Crossing, Dropped Kerbs and Tactile Surfaces
Not applicable

### 3 Footways, Pathways and Access Routes
Not applicable

### 4 Street Furniture
Not applicable

### 5 Seating
Not applicable

### 6 Ramps
Not applicable

### 7 Footbridges
Not applicable

### 8 External Steps
Not applicable

### 9 Handrails (Ramps, Stairs and Steps)
Not applicable

### 10 External Doors
Roof Protection is included above the double doors.
The double doors have one leaf which has a clear opening of not less than 1000mm.
A clear opening of 850mm is provided to the internal double doors.
There is 450mm at the leading edges of the double doors,

### 11 Design and Fitting of Doors and Entry Systems
The door furniture will be contrasting with the door and the door is contrasting to the surround.
A kick plate of 250mm is fitted to both sides of the door.
Vision Panels have been included to meet the correct dimensions.

All glazing the doors is safety glass.
Doors to have self closers not exceeding 20N.

**12 Door and Window Furniture**
All windows and doors are manually operated.
Handles are in contrast to frame colour.
Door handles are at 900mm.
All windows sill are set to align with existing proposal so window locking facilites are set at 1050mm above FFL.

**13 Reception and Refreshment Areas**
Not Applicable

**14 Lobbies, Corridors and Internal Spaces**
The breakout room will be lit to adequate levels to reduce the contrast between the outside and the building interior.

**15 Internal Stairs**
Not Applicable

**16 Lifts**
Not Applicable

**17 Toilets**
Not Applicable

**18 Baby Changing Facilities**
Not Applicable

**19 Showers and Bathrooms**
Not Applicable.

**20 Kitchens**
Not Applicable

**21 Dwellings**
Not Applicable

**22 Surfaces and Finishes**
There will be a contrast in luminance and colour between walls and floors and ceiling.
Internal Screen and External Glass Door to have manifestation at 1000mm and 1500mm above ground level.

**23 Communications Systems**
Communication Systems to the Breakout Room with be an extension of the existing facilities and installations and will be upgraded where necessary.

**24 Signs and Wayfinding**
Any signage will be an extension of the existing system.

**25 Lighting**
All lighting will be designed to provide a non directional even light spread.
Light colours will be used on the walls and ceilings.

**26 Sound**
Not applicable.

**27 Management and Maintenance**

The School will be informed of all areas relating to the breakout room which will require management and future maintenance.

**28 Listed Buildings**
Not Applicable

**29 Playgrounds**
Not Applicable

## 10.0 Conclusion

The scheme proposal represents an improvement to the Church of England School of the Resurrection with regard to materials, scale, appearance and relationship with the surrounding context and the spaces created are efficient, fit for purpose and respond the users needs effectively.