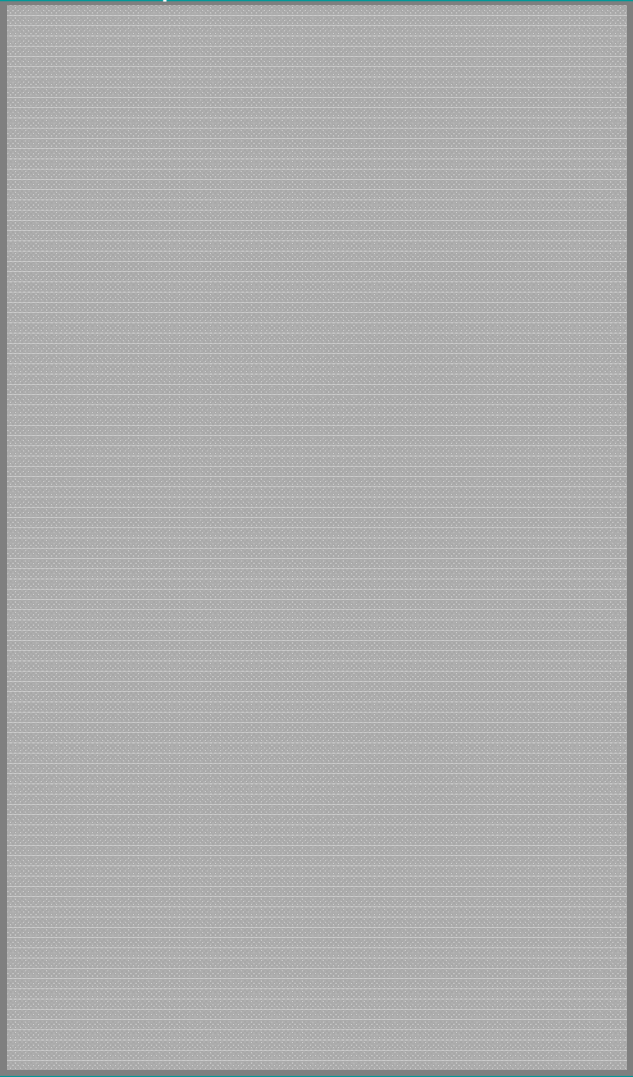
Design and Access Statement

Abraham Moss High School, Crescent Road, Crumpsall, Manchester, M8 5UF



Jennings Design Associates, The Warehouse, Saxon Street, Denton, Manchester, M34 3DS

Telephone: 0161 336 5011 email: info@jda-architects.com

December 2012

Issue 1

Document Control

The following statement is the Design and Access Statement for the Planning Application at Abraham Moss High School, Manchester

The document was first issued in December 2012 with the following revisions being made.

Revision	Date	Notes/amendments	Checked by

Contents

1. Introduction
1.1 Site 1.2 Context 1.3 Photos.....4-6

2. Process
2.1 Policy 2.2 Access 2.3 Involvement 2.4 Evaluation..... 7-11

3. Use, Amount and Scale.....12-13

4 Layout
4.1 Opportunities and Constraints 14

5. Design & Appearance.....15

6. Landscaping.....16

7. Access.....17

8. Miscellaneous.....18

9. Conclusion.....19

Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1th August 2006.

The document follows the structure of the CABE guidance "Design and Access Statements—How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Application

The document supports the Application for a new changing block block at Abraham Moss High School, Crescent Road, Crumpsall, Manchester, M8 5UF

The application is for full planning approval for the development of a changing block for Elliott and Abraham Moss High School with a mix of facilities to suit the needs of the school. The block includes

2 changing rooms

Pupils showers

Pupils WC's inc 2 No. disabled.

storage

Circulation space/ Partitions

Staff office with attached WC

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Architectural information	JDA/Elliotts
Design And Access Statement	JDA

Site physical

The development site is a 0.057 hectare site located within the grounds of Abraham Moss High School.

The School site benefits from an extremely sustainable location in terms of accessibility, the site has excellent links to road and public transport with bus routes running along Crescent Road only a short distance away and a Manchester metrolink station adjacent to the site

The development site in within the school site boundary and is Triangular in shape. The overall school site is bounded by housing with a green space to the east Crumpsall park and sports facility only a short distance away to the North.



Aerial view indicating the site

Context

The surrounding context is varied with residential properties adjacent to the site being a mix of red brick two storey houses and new build houses. The proposed site is sufficiently far from nearby properties so that the impact of neighbouring properties is negligible.







Surrounding context and site photographs

Policy and Third Party Consultations

Consultation

Consultation with School staff and the Education authority has taken place and all comments incorporated into the design.

Planning Policy

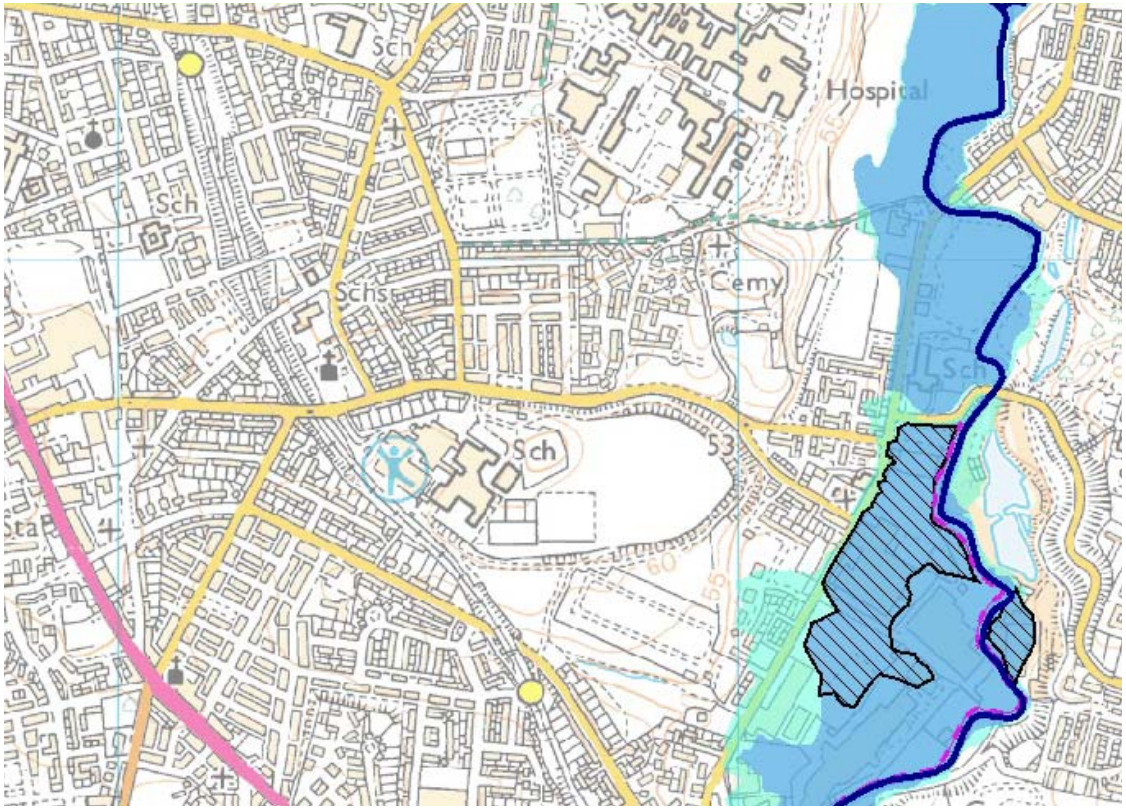
The site is within the school boundary and does not result in loss of playing fields

Flood Risk

Having checked the environment agency website the site is not in a flood risk zone

Ecology and arboriculture surveys

The build is to take place an existing grass verge and therefore it is deemed that the local ecology will not be effected. The scheme will result however in the loss of one tree and a further information is provided in the associated tree survey.

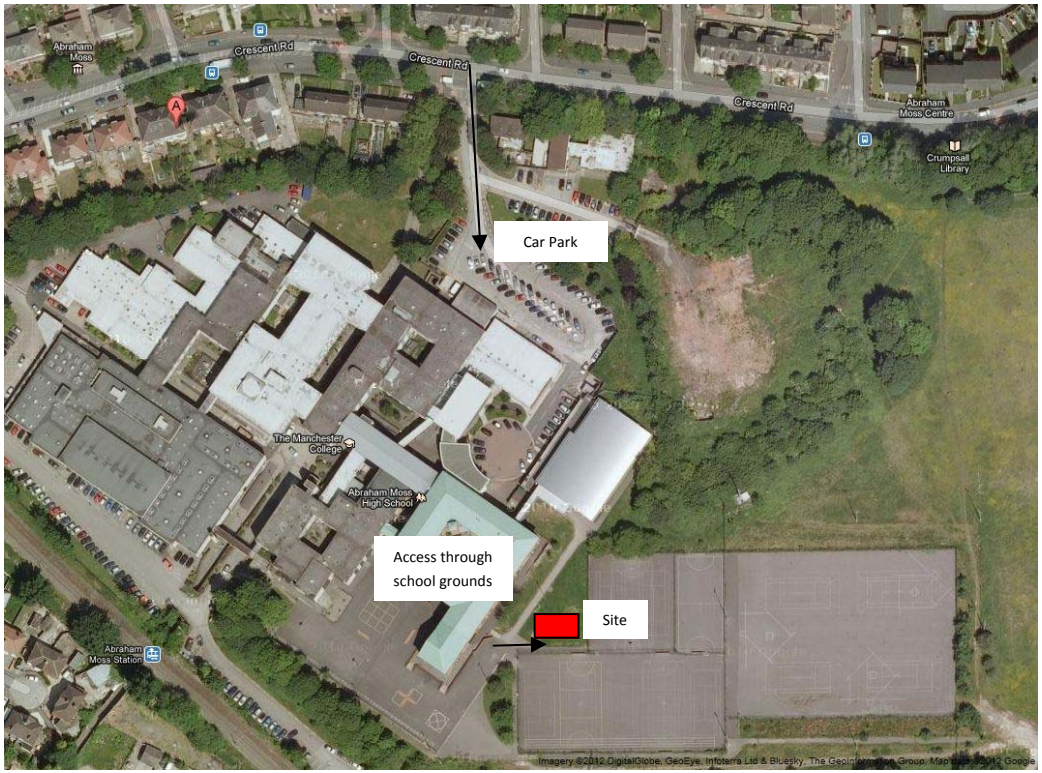


Flood Map indicating no flood risk

Access

The location of the existing site access to Abraham Moss High School from Crescent Road will remain the same. The new building will be accessed within the school boundary and does not require vehicular access, therefore it will not impact on the existing access route.

The new building will allow for level access.



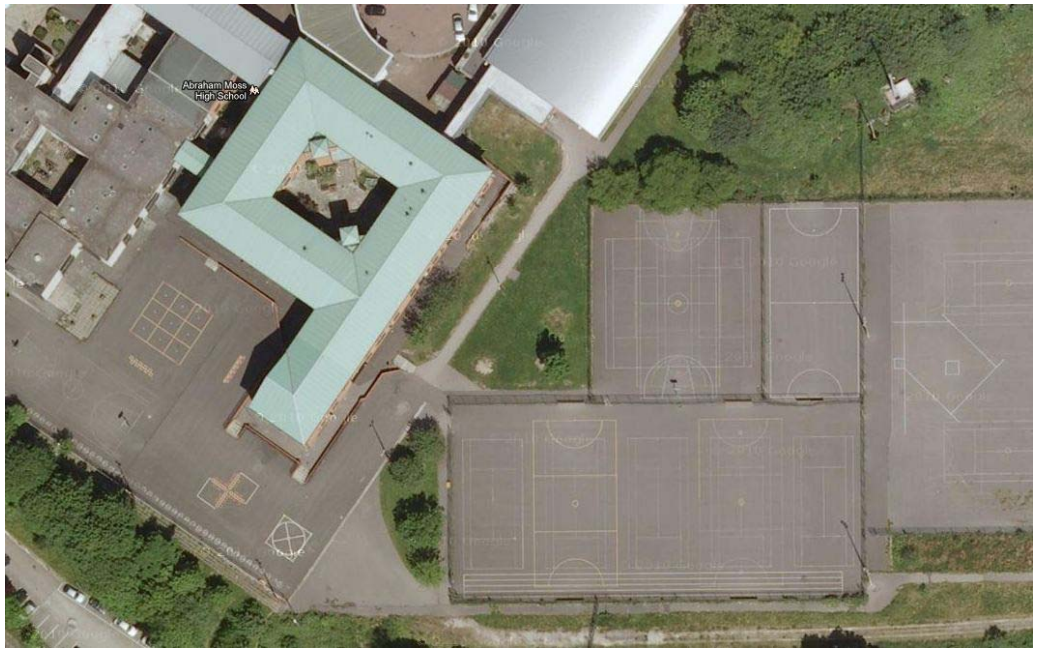
.

Assessment

The proposals have been generated through an inclusive and thorough design process that has looked to address the physical constraints whilst maximising the opportunities for a quality development that will integrate sensitively into the existing school setup.

Involvement

With the above constraints and opportunities, it was of paramount importance that a meaningful and thorough involvement process was undertaken both with the school, the education department and the local authority.



Existing Site Plan

Assessment

Pre application Advice

The impact on the playing fields is minimal as the new building does not encroach on them.

The proposed site is sufficiently far from nearby properties so that the impact on neighbouring properties is negligible.

The new block will result in the loss of 1 tree . There are some additional trees close to the boundary that will be protected if advised by the landscapes architect.

Use

New changing facility Modular building for the needs of students attending Abraham moss High School.

Amount

The developable area of the site is 0.057 hectares.

The existing changing provision within the main building is lacking and deemed to be unsuitable to accommodate the complex needs of pupils and can not adequately provide for the pupils who will be progressing in September 2013. The proposed new facility will enable the school to cater for all needs. This proposed provision of a modular building will also provide the best medium term solution for increasing and improving space for children.

Following the design development process, the layout has been completed to show a ne w changing block comprising of

2 changing rooms

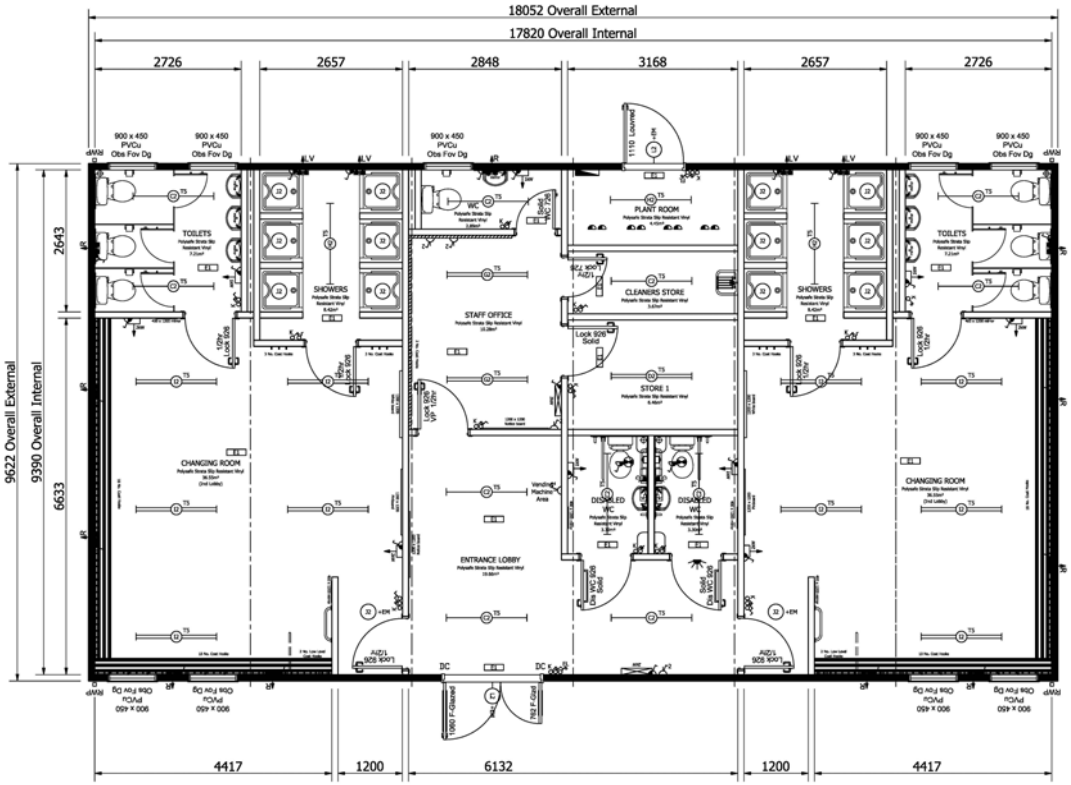
Pupils showers

Pupils WC's inc 2 No. discabled.

storage

Circulation space/ Partitions

Staff office with attached WC



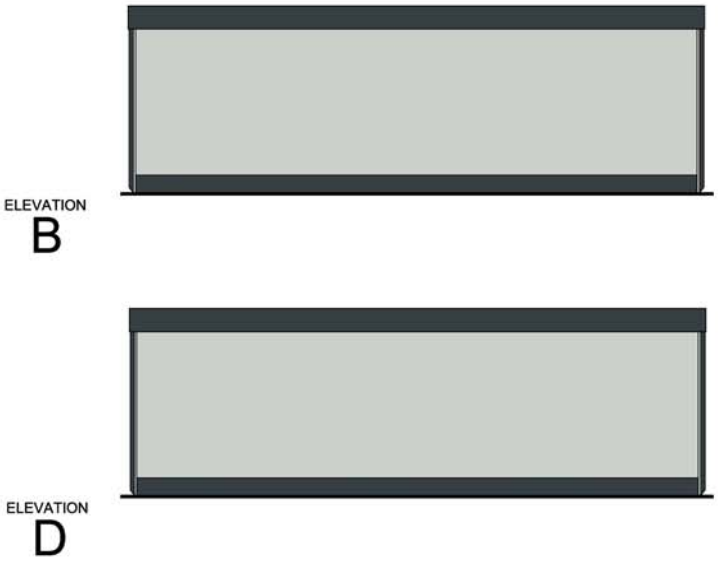
Evaluation

With all of the above consideration, the proposals have been developed in collaboration with our client, end user and consultants to incorporate the various constraints that have been highlighted.

Scale

The surrounding context is made up of existing school buildings and the new block has been designed to accommodation this. The new block is single storey and the overall external height is 3.100m.



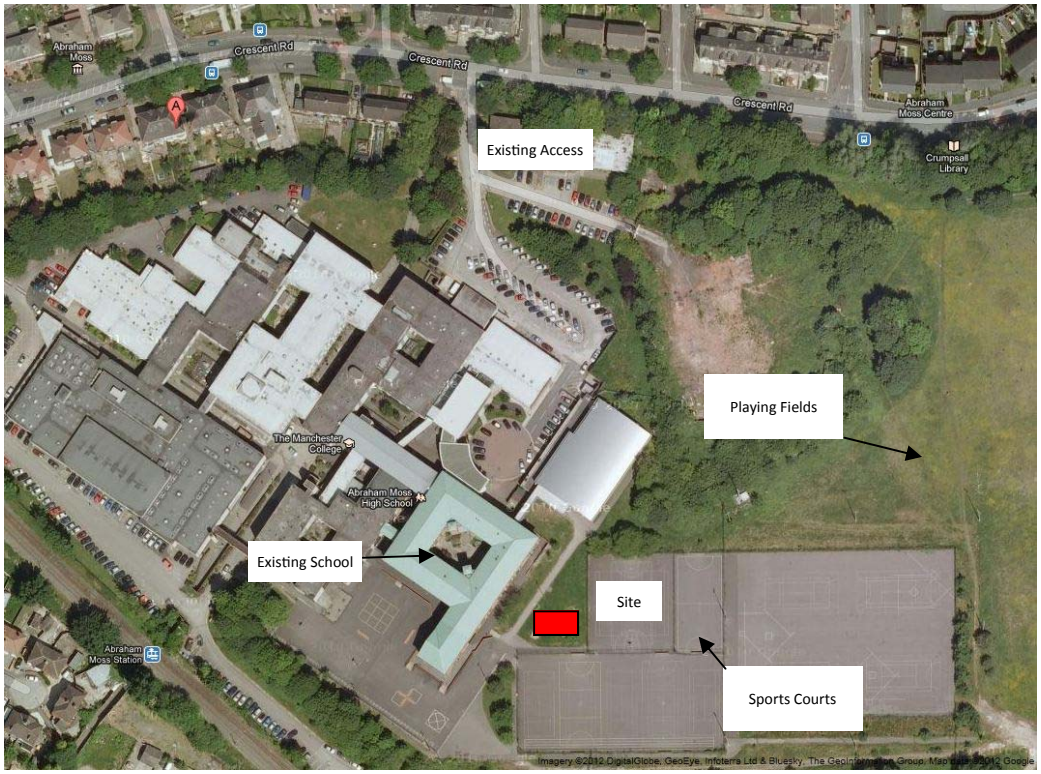


Layout

Constraints, Opportunities and Approach

The exploration of the site has highlighted numerous constraints and opportunities that have informed the approach to the indicative layout and which include.

- Keeping the new unit adjacent to the main building .
- Retaining all existing playing and sport facilities.
- The building is located adjacent to the existing sports facilities.



Site constraints and opportunities

KEY BUILDING ELEMENTS

Roof Finish:

Nominally One Degree Pitch Roof, Single Ply Membrane

Rainwater Guttering & PVC Downpipes

External Wall Finish:

Colour Coated Steel, Standard Colours

▪ *Wall Panel Colour: Light Grey (RAL 7035),* ▪ *Corner Trim Colour: Dark Grey (RAL 7016)*

▪ *Fascia Colour: Dark Grey (RAL 7016),* ▪ *Base Trim Colour: Dark Grey (RAL 7016)*

Windows

Window Frame: PVCu Double Glazed

▪ *Window Frame Colour: Grey*

(please note that all openable windows are fitted with 100mm restrictor hinges, but can be derestricted to provide additional ventilation)

900x450mm Fixed Window, Obscure Glazing, Mesh Window Guards For Windows

External Doors

External Door Leaf: Colour Coated Steel/Powder Coated Steel (Standard Colours)

▪ *Door Leaf Colour: Dark Grey (RAL 7016),* ▪ *Door Frame Colour: Light Grey (RAL 7035)*

Glazed Entrance Doorset, Eurolock, Stainless Steel Lever Handle

Solid Louvred Doorset, Eurolock, Stainless Steel Lever Handle

▪ *External Door Ironmongery Finish: Satin Anodised Aluminium / Satin Stainless Steel (Unless Stated Otherwise)*

Electronically Operated Powder Coated Roller Shutter to One and a Half Leaf Leaf Main Entrance Door

Access

Elliott, Abraham Moss School, and Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

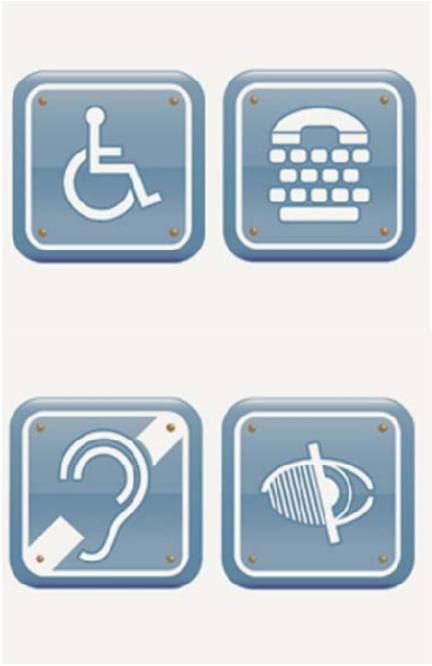
This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Access Statement, the following design guidance has been followed:-

Approved Document M	BS 8300 (2001)
Disability Discrimination October 1995	Planning and Access for the Disabled
Building Bulletins	

Key access issues of Design and Planning Stage will include:

Internal Environment	Approach to the site
Entrance	Pedestrian Appraisal



Other considerations for future design

The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure best practice.

Conclusion

The proposal, is the result on an inclusive approach to design which has attempted to address the difficult constraints of the site, and the aspirations of the Clients and Local Authority.

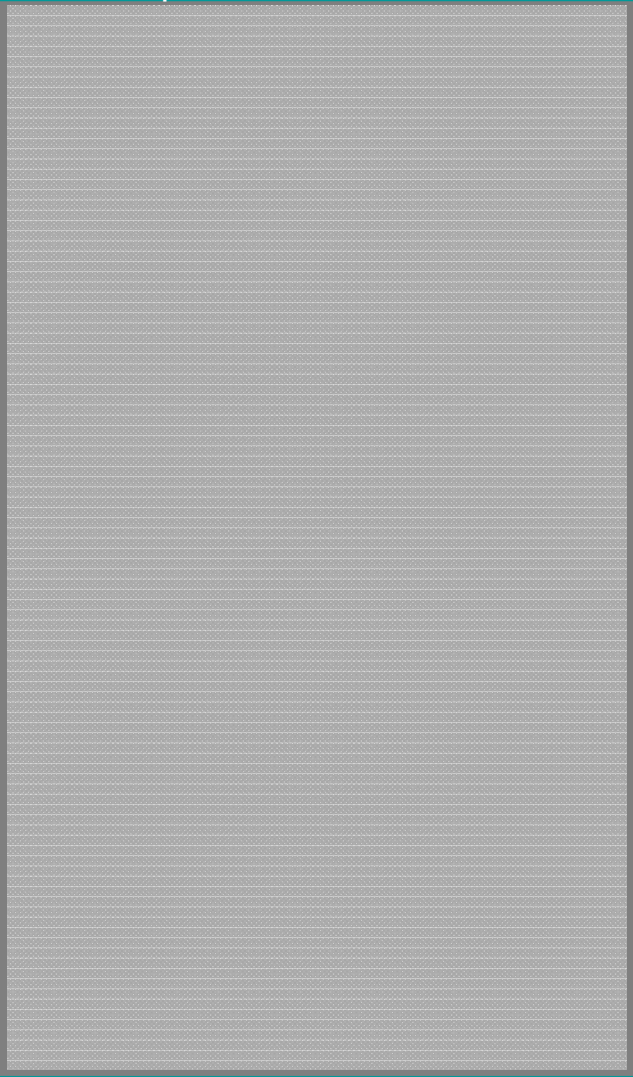
The Design Team have consulted closely with the council to develop the scheme into its current form scale and use.

We believe that the current proposal has developed into a successful spatial and built environment that brings an important Brownfield site back into use.

We trust that the design process and ultimately the proposal meets with the aspirations of the local authority which will result in the application favourably received and determined.

Design and Access Statement

Abraham Moss High School, Crescent Road, Crumpsall, Manchester, M8 5UF



Jennings Design Associates, The Warehouse, Saxon Street, Denton, Manchester, M34 3DS

Telephone: 0161 336 5011 email: info@jda-architects.com

December 2012

Issue 1