Design and Access Statement

Site address:	**Beaver Road Primary School Beaver Road, Didsbury Manchester, M20 6SX**	**Date:**	**28 April 2010**

Contact details

	Applicants name		**Agents name**
Name:	Manchester City Council	Name:	Manchester City Council
Address:	Overseas House Quay Street Manchester	Address:	Heron House Lloyd Street Manchester
Post code:		Post code:	M2 5LE
Telephone:		Telephone:	0161 219 6232

Description of development

Provide new accessible toilet, shower and changing facilities to the existing nursery accommodation within a small extension to the detached nursery block.

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. Secure by Design requirements has also been reviewed.

Key access issues of the design

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

- Space planning requirements as set by client.
- Proximity of new facility to the existing toilets
- Minimal impact upon existing building and external facilities.
- 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 design. The layout and schedule of proposed works have been agreed and 'signed-off' by the school Head Teacher.

Nature and impact of environmental constraints

This scheme provides additional facilities to the school and is designed in materials to match the existing building as closely as possible. Although the school has accessible WC facilities within the main school building, the new facility will allow for a more inclusive environment within the nursery building.

Proposed solutions for overcoming identified constraints

There are no relevant constraints to this design and AD's, DFA2 and Secure by Design criteria have all been followed and incorporated.

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 and has liaised with school governors to provide a clear picture of the proposals.
The feedback from the school indicates they are pleased with the proposals and can see their input within the design.

Additional material information

This scheme is to proposed at the current time as there is a need for an accessible facility for a child who is to join the school in September 2010.