Manchester City Council, St. Peter's RC High School

Temporary Buildings

Design & Access Report

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Project No.: 088 08

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1.0 Introduction

This document forms part of the application for Detailed Planning Permission, prepared by Sibcas Ltd., on behalf of the applicant, Manchester City Council, for the installation of a temporary building with associated ground works to the site at St. Peter's RC High School

The building shall provide additional toilets and classroom accommodation and, increase usability of existing classroom facilities.

It is expected that the building shall remain on site no longer than 48 months from the commencement of construction works. This building is intended to be temporary and will be removed after the period of rental.

2.0 Building Location

The planning application is for the installation to temporary building, located between the courtyard and car park within the school grounds, providing proximity to existing buildings.

The building is to be located on existing paved footpath with the fence along this area being removed to allow access. With the front of the building facing onto the car park area, 10 no. car parking spaces will be lost to allow for the installation of ramp and steps.

3.0 Social Context

St. Peter's is a young and exciting new school with a tremendous potential. It is a superb modern building, opened in 2003 and provides excellent resources for teaching and learning. The school is at the heart of Manchester's regeneration policies and receives substantial support through the New East Manchester Education Team and the Excellence in Cities initiative.

St. Peter's is established as an important and successful part of Manchester's network of Catholic education, providing a focal point for life-long learning within the community.

4.0 Economic Context

The addition of the temporary building will enable the school to progress with its overall development, assuring it reaches its goal of enhancing the quality of its teaching facilities. This enhancement of facilities will ensure it continues to excel as a highly marketable centre for education. Within a local economic context, this means the school can further attract pupils and to continue to widen its economic contributions to the area.

5.0 Design

The design aims to provide a practical cost and space efficient solution to the temporary accommodation requirements. The structures comprise a grouping of flexible modular components, neatly tied together to form the necessary sized building, with internal arrangements to meet the end user requirements. The structures will be located above ground on raised footings, with discreet skirting from floor to ground level.

6.0 Amount

The installation of this temporary building will provide an additional 178.6sq.m of usable floor space.

7.0 Layout & Access (to be read in conjunction with Drawing No. 088 08 2)

The temporary building is to be located on the site to provide suitable accessible and visual connections to the existing buildings.

Disabled persons access to the temporary building will be from the car park, running adjacent with the main school building, via the ramp into temporary building.

Although toilet compartments are not DFA2 compliant, they do comply fully with Part M of Building Regulations. This is due to the building being a refurbished modular building and not newly built. Openings and access to the building will, however, be DFA2 compliant with ramped access into the building and

8.0 Scale

The building is a single storey structure with a low parapet height, typical of this type of modular building. The size and scale ensure that the building will fit comfortably within the context of the school grounds and will remain visually discreet for the short installation period.

9. Landscaping

Due to the temporary nature of the buildings, existing landscaping will be largely unaffected. Any landscaping proposed with the application will be temporary or re-locatable in nature and, be removed with the building.

10. Appearance

The modular building provides a pragmatic durable finish in complimentary colours to the existing structures. The finish is clean and modern with external cladding of grey roughcast panel, white aluminium weather board, white framed glazing, blue fascias and black skirting throughout.