Manchester City Council
Manchester Communication Academy

TEMPORARY RECEPTION CLASSROOM BLOCK

DESIGN and ACCESS STATEMENT

In support of
Full Planning Submission



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Introduction

From September 2015, Manchester City Council is seeking to provide additional permanent capacity for Harpurhey through the establishment of a new school in the locality. The Local Authority plans to establish a **Temporary** two form entry (60 places) reception classroom block on the site of Manchester Communication Academy as a first phase, with a second phase involving the establishment of a permanent two form entry (420 places with a 52 place nursery) primary school on the site facing Rochdale Rd adjacent to the north of the existing Academy.

The purpose of this application is to seek approval for the installation of a Temporary Reception Classroom Block, which, if approved, will in be place **for 1 year** from August 2014 until its removal in August 2015.

The need for the provision of Temporary Accommodation arise from the Education Department to meet the projected demand of pupils places for September 2014

The Site

Location



The site for the proposed Temporary Classroom Block is within the Manchester Communication Academy, Harpurhey, North Manchester.

Site Address:
Manchester Communication Academy
2 Silchester Dr,
Manchester
M40 8NT

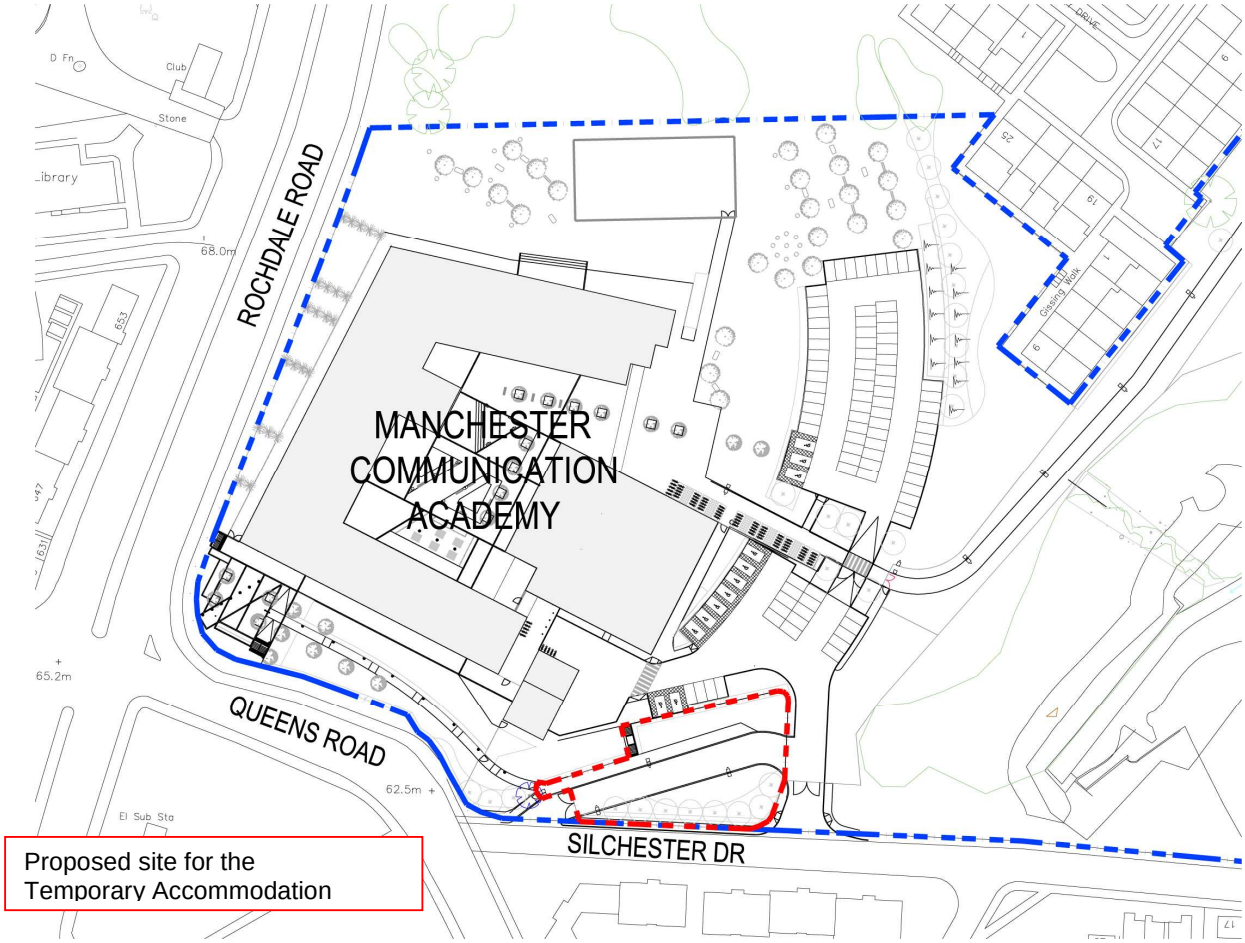
The proposed location for the Temporary Accommodation is the Academy's bus lay-by area, adjacent to Silchester Dr.
The bus lay-by is not used by the Academy, as it has no school bus provision.



Area for the location of the Temporary Accommodation

Context

The triangular area designated for the location of the Temporary Accommodation is adjacent to Silchester Dr to the South. The North and East boundaries fall within the Academy's site.



Photographs showing local context



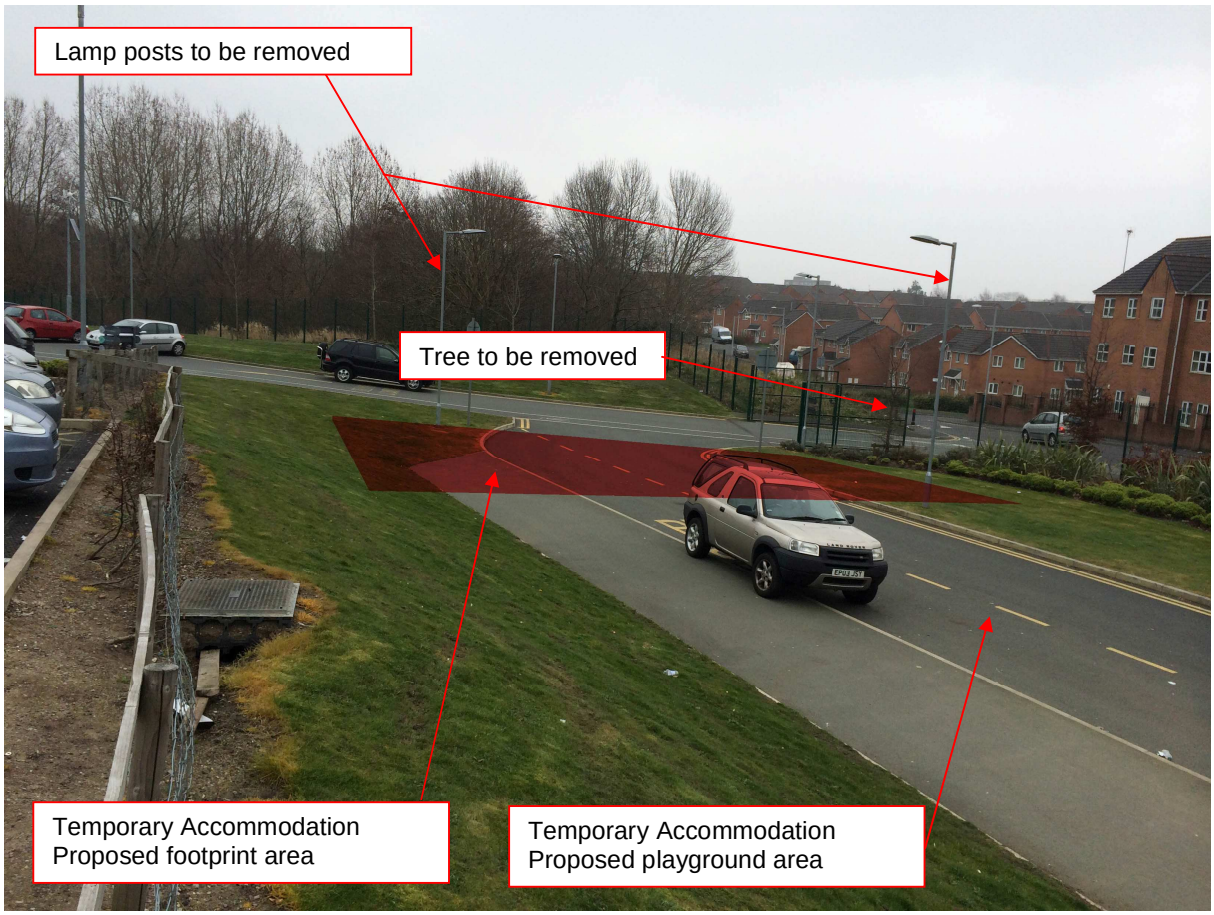
View down Silchester Dr. looking West.



View down Silchester Dr. looking East.

Walk-over Survey

The site is largely flat, with a grassed slope at its northern boundary. This slope increases its gradient towards the west end of the site. It starts at a very shallow gradient at the eastern end, where the proposed temporary accommodation would be located.
Two lamp posts and a young tree will need to be removed to allow the installation of the temporary unit.
The proposal is to re-instate them after the temporary unit is removed in August 2015.





Looking east

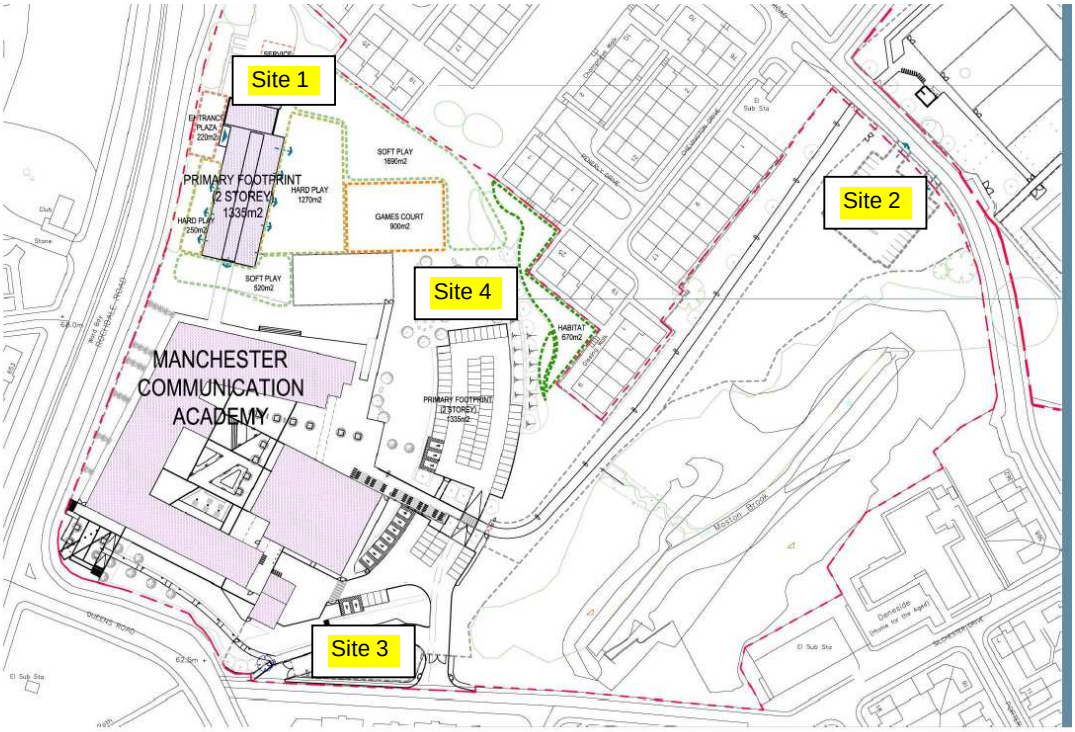


Looking west

Proposal

Options Appraisal

A Site Options Feasibility Study was carried out to determine the best location for the Temporary Accommodation:



Site 1 Rochdale Road/Parkstead Drive

Site 2 Lathbury Road

Site 3 Bus layby

Site 4 Academy's allotment

Low Risk 0-3

Medium Risk 4-6

High Risk 7-10

	Site 1	Site 2	Site 3	Site 4
Access	Access from Parkstead Drive Pedestrian routes Car parking 1	Direct from Lathbury Road Speed bumps on road Parking space on road 1	Via Silchester Drive/Queens Road Crossover with staff and parent traffic 6	Via the car park Limited drop off and space lost 1
Site Security	Contiguous with MCA boundary Visibility and high profile from Rochdale Road and MCA 4	Within MCA fenceline 4	Could be within MCA Redwall but would need to be contained to prevent access to MCA main site 2	Very secure as within locked fencing 1
Parking	On road parking 2	More space 2	Impact on current MCA parking 4	Impact on current MCA parking 6
Shared facilities	Access to pond and garden	Access to pond and garden	Access to pond and garden	Access to pond and garden

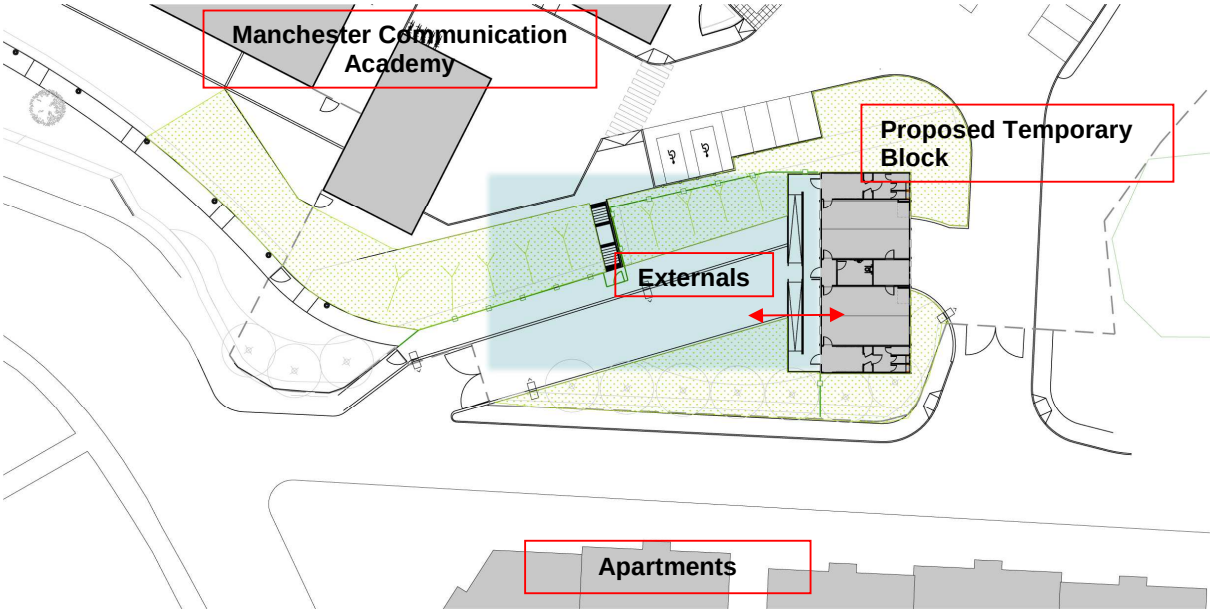
	Access to MCA drama studio/specialist facilities	Access to MCA drama studio/specialist facilities	Access to MCA drama studio/specialist facilities	Access to MCA drama studio/specialist facilities
Facilities Management	One site team managed by MCA Joint maintenance schedules	One site team managed by MCA Joint maintenance schedules	One site team managed by MCA Joint maintenance schedules	One site team managed by MCA Joint maintenance schedules
Shared Staffing and Facilities	Access to specialist staff from MCA Access to School Direct Opportunities for work experience for MCA students Joint training , lesson observations, coaching and CPD	Access to specialist staff from MCA Access to School Direct Opportunities for work experience for MCA students Joint training , lesson observations, coaching and CPD	Access to specialist staff from MCA Access to School Direct Opportunities for work experience for MCA students Joint training , lesson observations, coaching and CPD	Access to specialist staff from MCA Access to School Direct Opportunities for work experience for MCA students Joint training , lesson observations, coaching and CPD
Dining	No access to dining room 7	No access to dining room but food delivery possible 5	Access to MCA dining room 1	Access to MCA dining room 1
ICT/Finance /SIMs	Access to specialist staff from MCA Access to School Direct	Access to specialist staff from MCA Access to School Direct	Access to specialist staff from MCA Access to School Direct	Access to specialist staff from MCA Access to School Direct
External play facilities	Greater space for play areas but construction traffic issues More exposed and greater public access 4	Greater space for play areas More exposed and greater public access 2	Limited play area 4	Greater space for play areas More exposed and greater public access 2
Safety	Movement of pupils easily supervised Limited traffic access on Parkstead Drive Crossings on Rochdale Road 1	More access and exit routes Crossing and speed bumps in place on Lathbury 1	Least safe of all options given existing traffic conditions 5	Open secure areas for drop off for longer that expected 4
Parental access/public transport links	Bus routes on Rochdale Road Parking on Lathbury	Metro links Parking on Lathbury	Access for parents would need to be controlled to minimise disruption on Silchester Drive	Highways concern over drop off time
Utilities and Services	Undeveloped site with no accessible service provision 8	Undeveloped site with no accessible service provision 8	Access to shared services and utilities 1	Access to shared services and utilities which may need upgrading 4
Construction	Disruption and noise from primary academy build Extensive groundwork needed Could be a permanent build 8	Extensive groundwork needed Future use of area for carparking 5	No groundwork requirements 1	Re-levelling and possible tree removal and increased foundations 6
Lease and land issues	Land to be provided on long term lease from MCC 4	Part of existing lease 1	Part of existing lease 1	Part of existing lease 1
Total Score	39	29	25	26

Site 3 scored as the **Preferred Option** and is the subject of this application

Site Plan

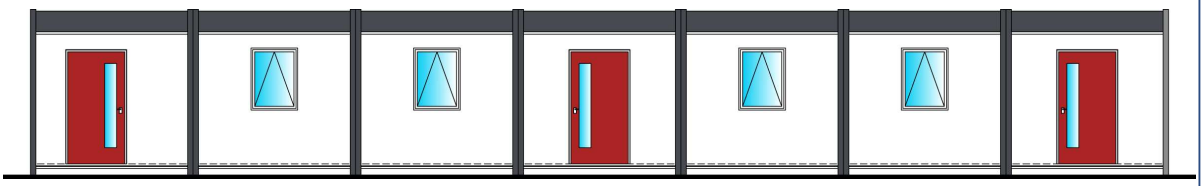
The Location and orientation of the Temporary Block was determined by:

- Maximise the use of external space.
- Maximise passive supervision
- Minimise alterations to existing site conditions.



The Unit

The Temporary Unit is a 'Select' Decant Modular Classroom currently in use at Orchid Vale School. The Unit will be adapted to the required provision, i.e. 2 Classroom Block (60 place) + Ancillary accommodation (WC's, Storage and Utility rooms), for Reception Pupils.



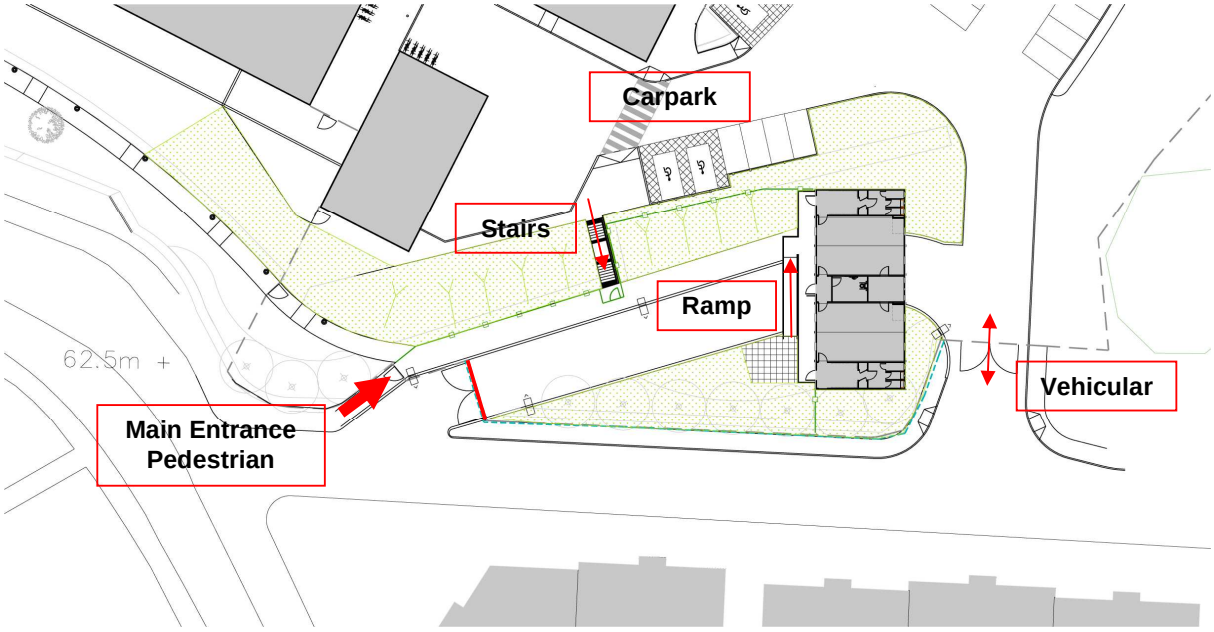
Main Elevation (ramp omitted for clarity)

Finishes as follow:

- Main External Body: Plastisol (White)
- Fascia: Plastisol (Graphite Grey RAL 7024)
- Gutters and Fall Pipes: White Plastic Square Line
- Columns: Graphite Grey (RAL 7024)
- External Doors: Ply Flush, gloss painted flame red (RAL 3000)
- Windows: White uPVC Tilt and Turn with Integral Shutters

Access

The Academy has carried out an internal transport survey and found out that fewer than 10% of their students come to school by car, with over 80% using public transport and walking.



The main pedestrian entrance will be the existing gate adjacent to the public footpath (the existing vehicular gates will be kept closed and locked). This leads to the playground where children congregate before going to their classrooms. Parents that drive to the school could park at the existing visitor's carpark from where they can access the playground via the existing external stairs. Alternatively, they can park on Silchester Dr and walk to the pedestrian gate.
From the playground, a ramp will lead to the classrooms.
The Classroom block is provided with a Hygiene Suite/Accessible WC.

Secured by Design

Ellis Williams Architects met with Design for Security Consultant Patrick Babb on the 9th of April 2014 to seek their advice regarding the installation of the temporary classroom block on the site of the Manchester Communication Academy. Notes of the meeting have been uploaded as part of this Application. Please refer to 14-04-09 1944_DfS_meeting.pdf