MANCHESTER CITY COUNCIL

Old Hall Drive Primary School, summer 2014
Window Replacement Works etc.
Design and Access Statement.

Site address:	**Old Hall Drive Pri. Sch.** **Old Hall Drive** **Gorton** **M18 7FU**	Date: Job Ref:	**5th June 2014** **ED42261**

Contact details

	Applicants name	Agents name
Name:	**Manchester City Council**	**Manchester City Council**
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Introduction

This application is for the complete replacement of the windows at Old Hall Drive Primary School

The existing single glazed, timber framed windows are in poor condition and do not conform to current 'U' values.

The replacement windows will be true to the original design, but will be updated with modern materials and finishes and will seek to retain the overall external appearance of the school.

The new windows will be Powder coated aluminium.

The work also includes the provision of a 2.4m high weld mesh fence and matching gate to manage the movement of people and provide safeguarding.

This document has been prepared by Manchester City Council, Capital Programmes and Property Growth and Neighbourhoods Directorate, (PO Box 532, Town Hall, Manchester M60 2LA) on behalf of Old Hall Drive Primary School to accompany the application for planning consent for window replacement works etc. to the school building.

A dialogue between the Carl Smith and MCC Education Department has been entered into.

The Head Teacher of the school has been consulted from the inception of the project (May 2014) and has liaised with school governors.

The feedback from the Head teacher indicates they are pleased with the proposals and can see their input within the design. The layout and schedule of proposed works have been agreed and 'signed-off' by the school Head Teacher.

1.0 Existing Condition.

1.1 The building is located on the corner of Old Hall Drive and Ryderbrow Road and is bordered to the north, east and south by residential property; the west elevation faces a playing field.

1.2 The building is currently a Primary School, with an associated Pre-School, Nursery Facility, playgrounds etc. and is set in a 556m^2 site.

1.3 The Existing timber framed single glazed windows offer poor thermal performance and are starting to age and require maintenance/replacement and decoration. There have been incidents involving windows been blown out causing glazing to fall out onto the ground below.

2.0 The Proposal.

2.1 To remove the existing first floor windows on the west elevation and replace with aluminium framed; doubled glazed units. This will form phase one of a rolling programme to eventually replace all the windows.

2.2 To replace 3 ground floor windows; two in the same style the third window will be replaced with a new window that accommodates the junction of a new internal wall.

2.3 The proposal seeks to match the style and appearance of the existing windows, while utilizing modern construction materials, to improve the overall appearance and thermal performance of the building.

2.4 The design of the new opening units is to match the style of the existing openers.

2.5 To remove the existing timber double doors and replace with aluminium double doors incorporating double glazing which will provide improving thermal efficiencies.

2.6 Provide a new 2.4m high powder coated weld mesh fence (blue) and 1.2m wide matching gate (yellow) to separate the playground from the public entrance route.

2.7 No change in use is proposed as part of this application.

3.0 Amount

3.1 No alteration to the size of the application property is proposed.

4.0 Layout

4.1 There is minor change to the internal layout of the application property to form a new reception waiting area, Acc. WC and office.

4.2 A new 2.4m high powder coated weld mesh fence (blue) and 1.2m wide matching gate (yellow) is proposed. This will manage the movement of people through the site and when locked will provide safeguarding for children throughout the day.

5.0 Appearance

5.1 The new double glazed aluminium window frames are to have a white finish to match the school colours.

5.2 The new aluminium doors are to have a burgundy finish to match the school colours. Taking into account the requirements of DFA2

5.3 Other changes include infilling 3 windows in brickwork to match existing.

5.4 A new 2.4m high powder coated weld mesh fence (blue) and 1.2m wide matching gate (yellow) is proposed. Taking into account the requirements of DFA2

6.0 Landscaping

6.1 A new 2.4m high powder coated weld mesh fence (blue) and 1.2m wide matching gate (yellow) is proposed.

7.0 Access

7.1 Design standard followed

Approved Document M:	x
BS8300:	x
Design for Access 2:	x
Other (please elaborate below):	x

All schemes designed by Carl Smith (Capital Programmes and Property Growth and Neighbourhoods Directorate) 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.

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

- Space planning requirements as set by client.
- The new fencing and gate position within the school grounds.
- Detailing and finishes to be appropriate for visitor to the school and staff.

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

Implication of development

To progress the school, by removing the existing single glazed timber windows which are in poor condition and replace them with aluminium framed; double glazed units.

The new installation will improve the overall appearance of the building, lower the heat loss from the windows and consequently lower the schools heating costs. Other benefits include lowering the school maintenance costs, as the new units will not require decoration, removing the repainting from the cyclical maintenance schedule.

Safeguarding for the children will be improved with the installation of a new fence and gate.