DESIGN AND ACCESS STATEMENT

Clients Brief

Aedas Building Consultancy has been employed by the applicant, for The School Governors of Haveley Hey Community School in Benchill, to act as building consultants for their site.

The work that we intend to carry out is a proposal for an extension on the North side of the main school building. The proposal is a two storey extension approximately 20sqm on each floor; this extension will provide a larger room on the ground floor which will replace the existing small intervention room with a specialist Nurture room. While the first floor extension will provide an enlarged meeting room for Governors' meetings which is currently undersized for the schools needs and separate group room. There is presently no under-utilised space within the footprint of the existing school building, and first floor corridors are presently used as withdrawal spaces due to the lack of withdrawal rooms.

Assessment of the Site and the Surrounding Areas

The full address of the school; Nearbrook Rd, Manchester M22 9NS

Haveley Hey Community School
Nearbrook Road
Manchester
M22 9NS

Main access to the front of the school is situated off Nearbrook Road.



The school site as can be seen above is in a predominantly residential area. Close by are other Primary schools and high school, also the Civic centre is located close to the school area.

Development History

Over the past few years Haveley Hey Community School has become increasing popular with the local residents. The school was built back in 2007 and the new building has provided good facilities for staff and pupils. In 2010 there were 350 pupils on roll, the current number on roll is 405 and in September 2014 there will be 445 pupils on roll. The school capacity is 480; the infant classrooms are full, therefore as the infant classes rise through the school and are replaced with new admissions limit of 60 pupils, pupil numbers in the immediate future are predicted to rise even further.

Clients Brief

Acting as the school building consultant on behalf of our clients Haveley Hey Community School, we have been employed to obtain planning permission for the proposed school extension. The extension will create a new Nurture room for staff to provide 1 to 1 tuition for pupils to improve their personal, interpersonal and social skills on the ground floor, while the first floor extension will provide a new meeting room as the current meeting room is not adequate in size for the current numbers of Governors' attending meetings.

Design Proposal

The proposed design has been prepared with the school to ensure their requirements are met. The extension will be positioned off the north side of the school, which will square off the gap that currently exists. The extension will make the building flush on the north side and the materials used will match the existing materials used for the school development back in 2007. This will mean the extension will have no effect on the aesthetics of the school building. The extension will provide larger windows than existing to match the KS1 classroom windows to provide more natural light to the larger ground floor nurture room and first floor meeting room.

Please refer to the planning drawings for more information.

Scale

The proposed extension is approximately $20m^2$ in size on the ground and first floors. The floor areas of the proposed rooms are within the area guidelines of the building bulletin document BB99. This ensures we are complying with the current building standards for school sizes.

Layout

By working with the client the proposed layout for the works has been originated from the client's requirements and are seen the most practical/suitable layouts to provide the school with the extra space.

Appearance

The extension will be constructed to match the existing facing materials surrounding and the windows will be designed to match the size, shape and material as the existing surrounding windows. The extension is designed to not have any effects on the aesthetics of the main building.

Landscape

It is deemed that the extension will have minimal effect on the school landscape. No trees or vegetation will be affected or are proposed as part of the works.

Disabled Provision

All elements of work will be complaint to the Equality Act BS8300 and also comply with Part M of the building regulations where applicable. All ground floor entrance and exit doors have level access.

Important Information

This document is to be read in conjunction with all drawings which accompany the application.