

William Hulme's Grammar School
Spring Bridge Road, Manchester, M16 8PR
Toilet Refurbishment Works
Design and Access Statement

Prepared for United Learning

by CoARC Ltd

Revision P02 - April 2025



Contents

1. Introduction	02
2. Site Context	03
3. Proposed Design	07
4. Proposed Design: Access	10
5. Conclusion	11

1. Introduction

This design and access statement has been prepared on behalf of United Learning by CoARC Ltd. It supports the Listed Building and planning application for the alteration and refurbishment of toilet facilities at the school.

The condition of the current toilets is poor, with outdated layouts that no longer meet the school's needs and minimum numbers required under BS 6465 (ref Building Regulations Part G) and DfE Building Bulletin 103. The changes proposed address these issues and provide fit-for-purpose toilet provision, in line with current school design standards.

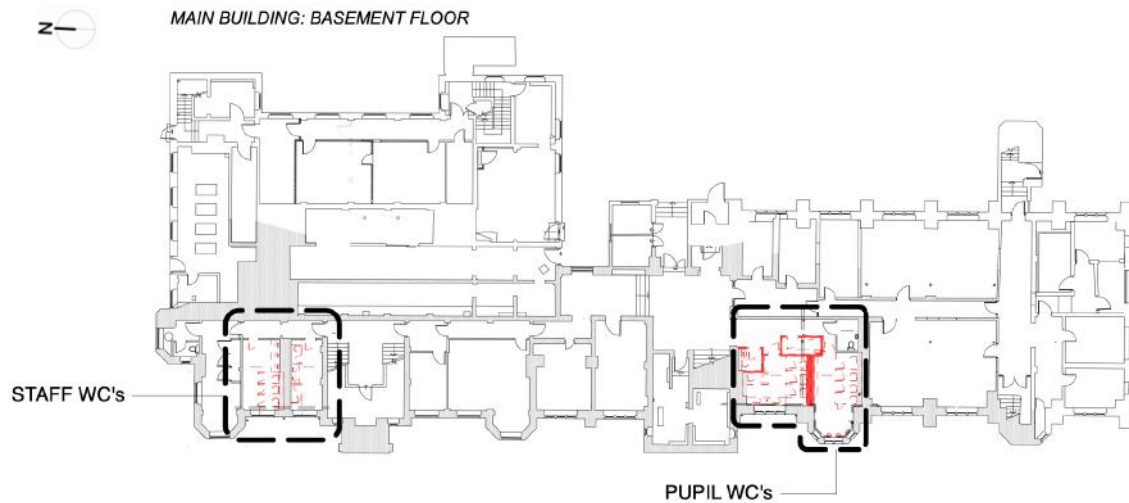
The brief and scope for the toilet refurbishment proposals are outlined below:

- Main Building: Basement staff toilet refurbishment.
- Main Building: Basement pupil toilets, alterations and refurbishment to create unisex 'open-plan' toilets.
- Science Building: Pupil toilets, alterations to create open-plan unisex toilets and associated works.



2. Site Context

The Grade II listed Main Building is located to the northwest corner of the site. Constructed in 1886 it was extended in two phases during the early 20th Century. The site has since developed further with additional buildings added to the South and East. The building has undergone refurbishment works in the past, including in recent years the refurbishment and restoration of the interior to provide modern sixth form accommodation. The staff and pupil basement toilets are both to the West side of the building, as shown on the plan and photographs below and the following page.



Main Building West elevation, staff toilet windows highlighted.



Main Building West elevation, pupil toilet windows highlighted.

Main Building Existing Pupil Toilets



Circulation corridor to the existing pupil toilets (RHS archway)



Girls pupil toilets



Boys pupil toilets



Main Building Existing Staff Toilets



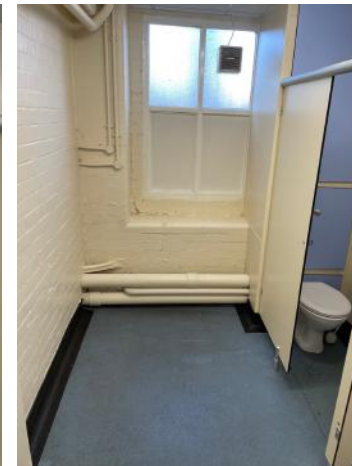
Circulation corridor outside the existing staff toilets



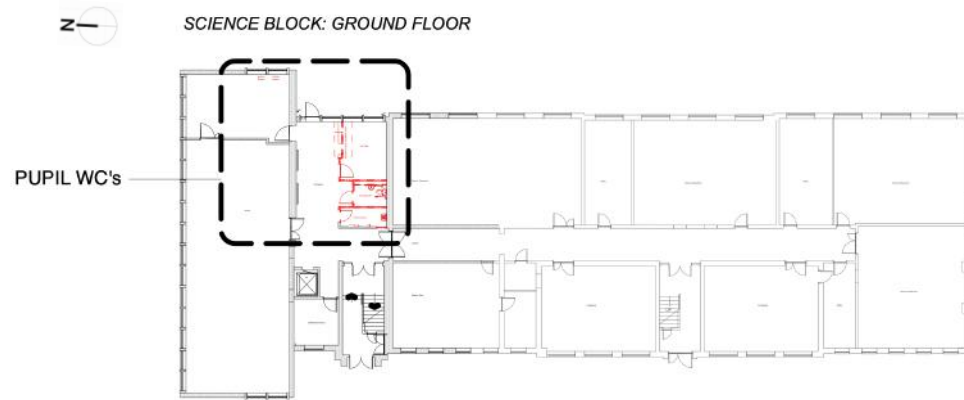
Female staff toilets



Male staff toilets



The Science building sits to the East facing the Main Building on the opposite side of the central 'Quad' courtyard. Constructed in the 1920s with an extension added to the north in the 1980s. The building is two storeys with the pupil toilets proposed to the ground floor on the East side of the building that faces the all-weather pitch and playing fields. This area is occupied by an accessible WC, PE office and Cleaner's Store.



Science Building East Elevation.

Refer to the Heritage Statement prepared by Donald Insall Associates for detailed historic background context and information.

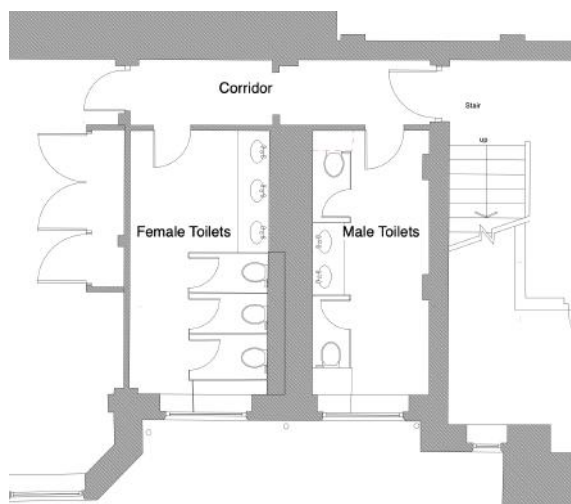
3. Proposed Design

This section details the proposed design and works to the Grade II listed Main Building.

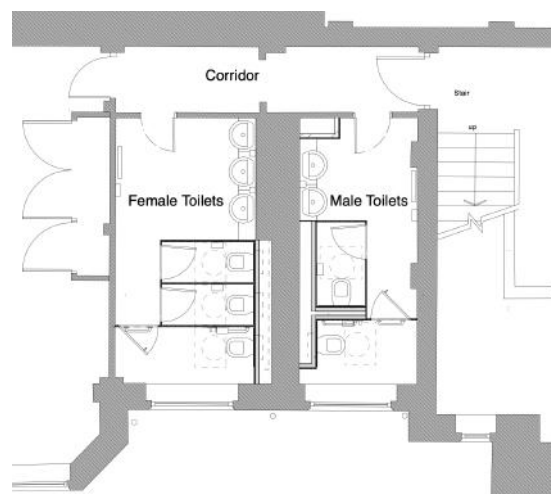
Staff Toilets:

It is proposed to strip out the existing cubicles and vinyl floor finishes, and replace these with new cubicles and sanitaryware, with associated drainage. The modern female staff WC door is to be replaced enabling the leaf direction to be 'mirrored', providing privacy for users. To both toilets, the mid-upper window glazing and ventilation fan are to be removed, and replacement Georgian Wired glass (to match the existing) and window fan re-installed.

New services are proposed, including ceiling lighting; fire alarm and small power; and heating radiators. The lighting units are to be installed in the retained suspended ceiling that will be adapted to suit the new cubicle room layout. The drainage is intended to connect into the existing waste pipe runs and 'pop-ups' to minimise disturbance to the existing building fabric. Redecoration works are proposed to both toilets and the corridor walls immediately outside the toilets.



Staff Toilets: Existing Floor Plan



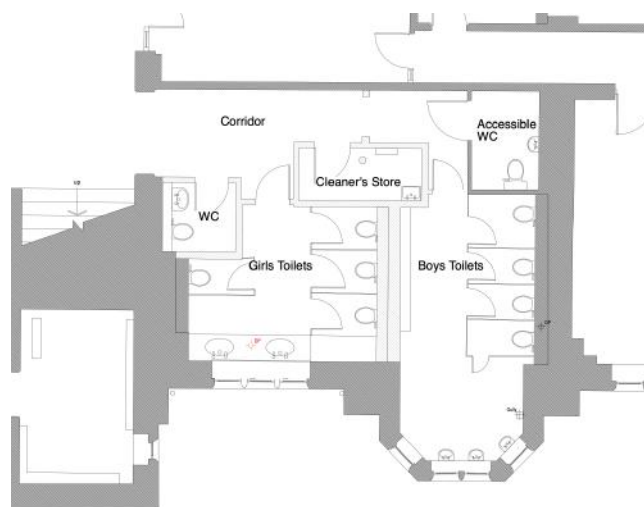
Staff Toilets: Proposed Floor Plan

Pupil Toilets:

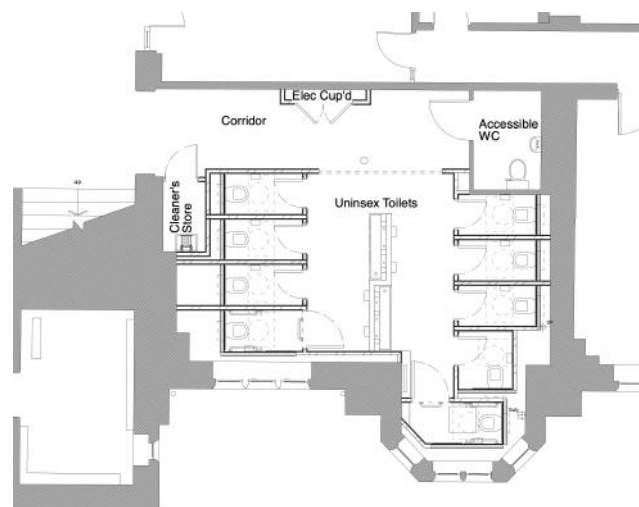
The creation of the open-plan pupil toilets requires the demolition of non-original walls. The structural 'grid' of the original building was designed with the floor structure above spanning left to right, between 'bays' on either side of the toilet rooms, with a column grid line mid-span. The walls (between bays) to be removed are non load-bearing modern walls. This is demonstrated on the drawing on the following page, along with photographs of the central blockwork wall, the junction of the block to the original brick bay return wall is evidenced on these photographs as well as the original column (with beam over) located in the current cleaner's store.

The existing cubicles, modern suspended ceiling and vinyl floor finishes are to be stripped out to the toilets and cleaner's store. In the corridor immediately outside the toilets the vinyl flooring is to be removed, with the modern suspended ceiling retained and adapted to suit the new room layout. Non-original wall tiles are proposed to be removed to allow new decorative works. The removal of tiles to original walls will be carefully undertaken to minimise damage to the original fabric. The window ventilation fans in both toilets (2 No. in each window arrangement) are to be removed and replacement leaded glass installed, to match the existing. Window film is proposed to the inside of the toilet glazing. New lightweight partition walls, cubicle panelling and sanitaryware, with associated drainage; and new suspended plasterboard ceilings are proposed. A new door is proposed to the relocated cleaner's store. To provide the necessary security to the toilets (in line with the school's site-wide toilet access strategy) a roller shutter is proposed to the doorway of the open-plan toilets. The shutter will be fixed on the room side (toilet side) of the partition wall to minimise visibility from the corridor, and is fixed back to vertical steel posts on either side of the opening. The posts are located within the depth of the metal stud partition and are fixed at the base to the floor structure and at the head to the existing structural soffit of the floor over.

New services are proposed, including ceiling lighting; fire alarm and small power; heating radiators; and ducted ventilation. The ventilation will run in the ceiling void and drop to a low level before passing through newly formed holes in the external wall to the weather louvres (2 No, 200x200mm in size). The louvres have been positioned discretely at low level and behind the raised ground level line around the building frontage. The drainage is intended to connect into the existing waste pipe runs and 'pop-ups to

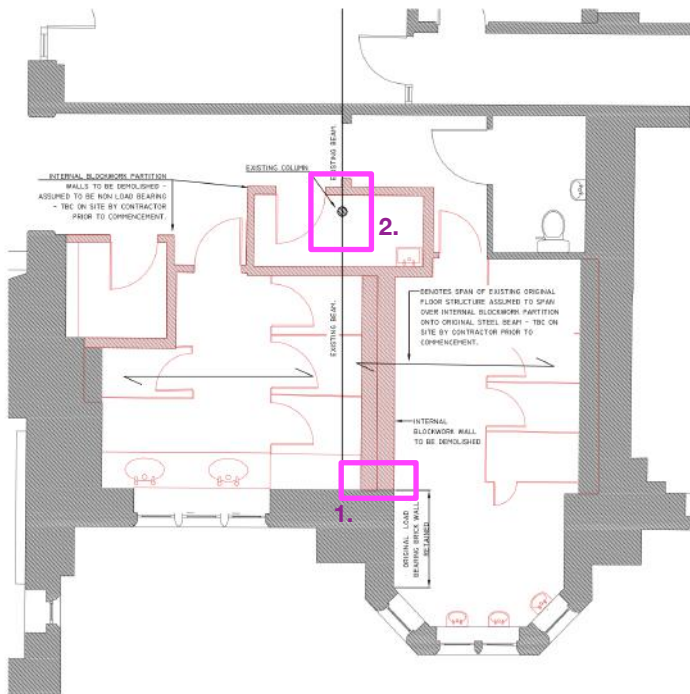


Pupil Toilets: Existing Floor Plan

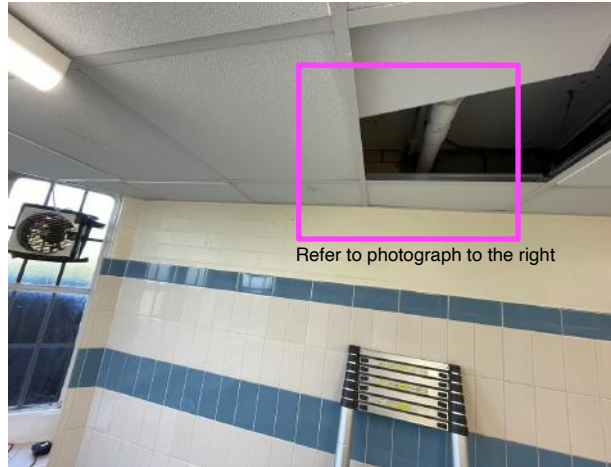


Pupil Toilets: Proposed Floor Plan

Excerpt from the structural engineer's drawing showing the original structural arrangement. Drawing ref J8751 SK010425



1. Junction of the original brick bay return wall with the modern block wall.
2. Original column with supporting beam over (North / South grid span).



Dividing wall between existing girls and boys toilets showing the original brick wall junction with the modern to be removed.



Column in the cleaner's store, with original beam shown above the ceiling (RHS photo).

4. Proposed Design: Access

The design will meet current regulations and good practice standards to provide safe, secure and fully accessible toilets. Access to the toilets from other floors is via the school's current stair and lift facilities and remains unchanged.

Design Standards

The proposed accommodation has been designed to meet the requirements of the Building Regulations 2015 Part M (AD M), 2024 and BS8300:2018 and DfE 2021 Output Specifications, to provide inclusive access throughout. In some areas, it has not been possible to achieve the minimum toilet cubicle sizes due to the constraints of the existing buildings including the listed Main Building. In these instances, the cubicles are sized as large as feasible.

Building Approach

Access to the buildings remains unchanged as part of these proposals.

Within The Buildings

Access to the toilets from other floors is via the school's current stair and lift facilities, these remain unchanged. Access to the new pupil toilets is open-plan without doors (a shutter will be in place to close off the toilets when not in use). New doorways into accessible toilets are sized accordingly to comply with AD M and BS8300:2018.

6. Conclusion

The proposed alteration and refurbishment of toilet facilities in the listed Main Building and curtilage listed Science Building are necessary to provide modern suitable toilet accommodation. The design of the basement toilets in the Main Building are intended to retain the original fabric with minimal intervention. The new sanitary provision is designed to provide inclusive access. Refer to the Heritage Statement prepared by Donald Insall Associates for further details information.

