

Design and Access Statement

for:

First Floor Extension Scheme

at

St Catherine's RC Primary School
School Lane
Didsbury
M20 6HS

On Behalf of:

The Board of Governors
St Catherine's RC Primary School
School Lane
Didsbury
M20 6HS

1.00 **Site Location**

- 1.01 The proposed area of development is located within St Catherine's RC Primary School's site in Didsbury.

The site is situated off School Lane within a densely populated residential area.

The development area is located on the northeast corner of the site.

The site boundary subject to this application is depicted by the red-edged area and the specific area of development is depicted by the blue-edged area on the Site Location Plan (drawing reference 2025.034.PL01) submitted as part of this application.

- 1.03 The site is bounded to the South by School Lane, to the East, South and to the West by residential housing. The area surrounding the site is made up of predominantly residential housing.
- 1.04 It is our understanding that the site does not stand within a Conservation Area.

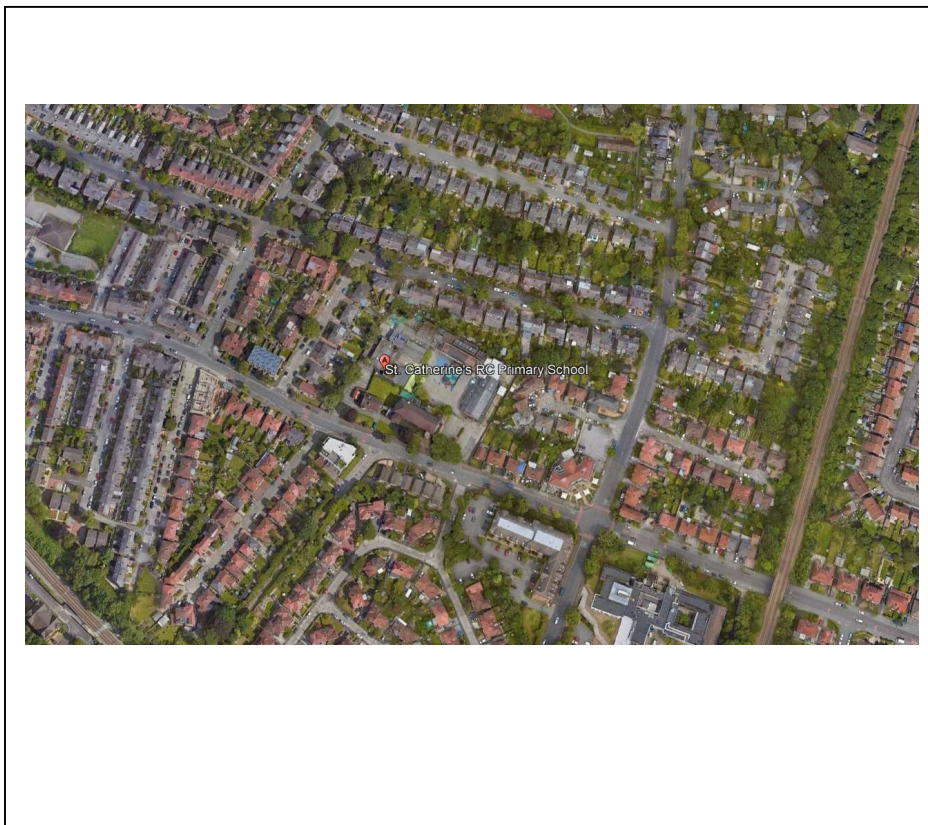


Figure 1)
Aerial Image of existing site and immediately adjacent properties.

2.00 **Existing Site**

The school site consists of a hard landscaped playground, and 4 detached buildings, the main single-storey school building, St Catherine of Siena Catholic Church, Presbytery for the church and St Catherine's Community Centre (Parish Hall). The main school building is of traditional masonry construction with brickwork to the external walls, with a mix of DECRA tile pitched, and felted flat and pitched roof structures. The section of the main school building which is to receive the first-floor extension was built circa 2012 (Planning Ref: 098965/FO/2012/S2) with the intention of this first-floor extension to be built in the future. The first-floor extension for which this application applies, is of masonry cavity wall construction with brickwork. The roof for the extension is to be pitched concrete tile, an extension of the existing roof already present.

The existing buildings have pedestrian footpaths access to their perimeter. The car park on site provides adequate standard size car parking bays, including accessible parking bays.

3.00 **Site Access**

Vehicle and pedestrian access to the site is provided via the main site entrance gates off School Lane.

The proposal will not alter the existing site access routes.

4.00 **Proposal & Design**

The proposed development, plans the replacement of two existing classrooms with two newly constructed classrooms above, enabling the conversion of the original classrooms into a dedicated kitchen and food preparation area, facilities currently unavailable to the school.

The governments free school meal programme requires St Catherines to provide hot meals to a large number of eligible pupils. As the school only has a servery area at present, these meals are currently meals are cooked off site at another school and are delivered daily to St Catherines school using a van. This is a high cost and inefficient method of providing hot meals on this scale and the current servery is poorly equipped and outdated.

Providing the school with its own dedicated kitchen and dining facility would allow the school to properly provide it's own hot meal provision on site much more efficiently and reliably.

5.00 **Amount of Development**

The application seeks to construct a new first floor extension of 176m² GIA, to provide 2No. classroom spaces.

6.00 ***Appearance***

The proposed structure has been designed to sympathetically match that of the host building, while also providing minor alterations to enhance the architectural aesthetic of the building. The extension will be of cavity wall construction with a matching blue engineering brickwork as per the existing building. The existing flat roof will be removed, and a new pitched concrete tile roof structure will be installed to match the existing to provide additional internal head height. The proposed windows, doors and rainwater goods have been designed to match the existing extension below.

7.00 ***Scale***

The new unit will provide 176m² GIA. The proposed first floor extension will match, and tie into the existing structure, with the roofline proposed to be of matching height to the existing pitched roof.

8.00 ***Landscaping***

The proposed works will require no additional landscaping. Therefore, there will be no reduction to the already minimal green space on site.

9.00 ***Accessibility***

There is currently no intention to provide a platform lift to the first floor extension, as there is already sufficient accessible classroom provisions to the ground floor areas of the school. However, there is space and scope to provide a platform lift in the future if required.

10.00 ***Sustainable Design***

We aim to deliver a development that is in accordance, as far as is practicable, with best practice principles of sustainable development, and the scheme has been designed to positively contribute to long term objectives of environmental protection and resource management.

The design process is a key part of sustainable practice, and there is a need to ensure that, on completion, the quality of the environment supports and reflects the principles of sustainability.

During the construction of the new building envelope the materials used within the construction will be sourced locally where practicable and appropriate. This approach helps to reduce CO₂ emissions created by excessive travel distances needed to transport materials. The life cycle of the building should and will be considered during its design and construction. Materials and construction methods will be employed that allow materials removed during maintenance or at the end of the building's life to be taken away and recycled. The proposed works seeks to provide insulation to all major building elements and energy efficient double-glazed windows and doors units, in accordance with Approved Document L, and LED lighting throughout, to reduce energy usage and carbon emissions.