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DESIGN AND ACCESS STATEMENT

Benchill Primary School – SEND Provision

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1 INTRODUCTION

1.1 Project Overview

Black Cat Building Consultancy has been appointed as lead designer by the Client Benchill Primary School to undertake the design, apply for and obtain planning approval for provision of SEND facilities at the school.

The project will include:-

- Extension of the existing building to provide additional facilities; and
- Internal alterations to Improve the current facilities.
- External works to provide dedicated play areas

This Design and Access Statement has been written by Black Cat Building Consultancy on the behalf of the client to accompany the planning application and the requirements of the planning submission.



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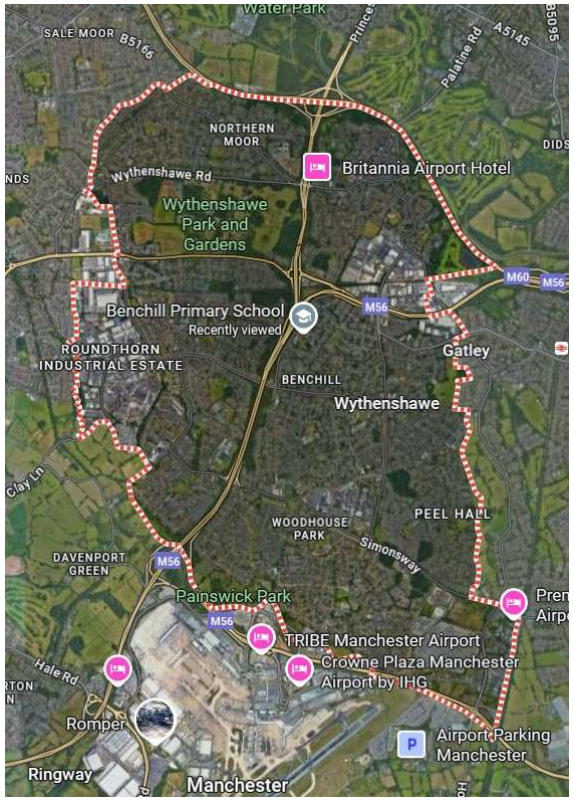
2 THE SITE

2.1 Location

The School is situated on Benchill Rd, located in the centre of the Wytheshawe area of Greater Manchester. The Full Address of the site is:-

Benchill Primary School
Benchill Rd,
Wythenshawe,
Manchester
M22 8EJ

The location can be seen on the map below via the location marker for the school and the boundary of Wythenshawe highlighted in red.



Location Plan (Google Maps)

2.2 Local Area and Surroundings

The site is conveniently located within a Western area of a local residential estate, the location is ideal for serving its local community, with its central location to Wythensawe it is also easy accessible form the wider area.

Within the immediate surroundings it is largely made up of residential properties to all boundaries of the site. There are also local amenities including shops, take aways restaurants, churches and schools.

There are also local parks located within the vicinity.

The location of school can be seen highlighted by the marker on the map below.



Area and Surroundings Plan (Google Maps

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2.3 Existing Site

The site is made up of the main school building and detached classroom building, hardstanding surfaces for access roads, footpaths, carparks and playgrounds and soft landscaping made up of grass areas with trees and shrubbery with a large playing field. The make up of the site can be seen below.

The perimeter boundaries to the site are shown in blue these general consist of secure fencing between the site and the adjacent highways and residential properties. There is a share boundary with the adjacent Benchill Community centre to the East.

The main school building is set located centrally to the North with a detached classroom building located to the West.

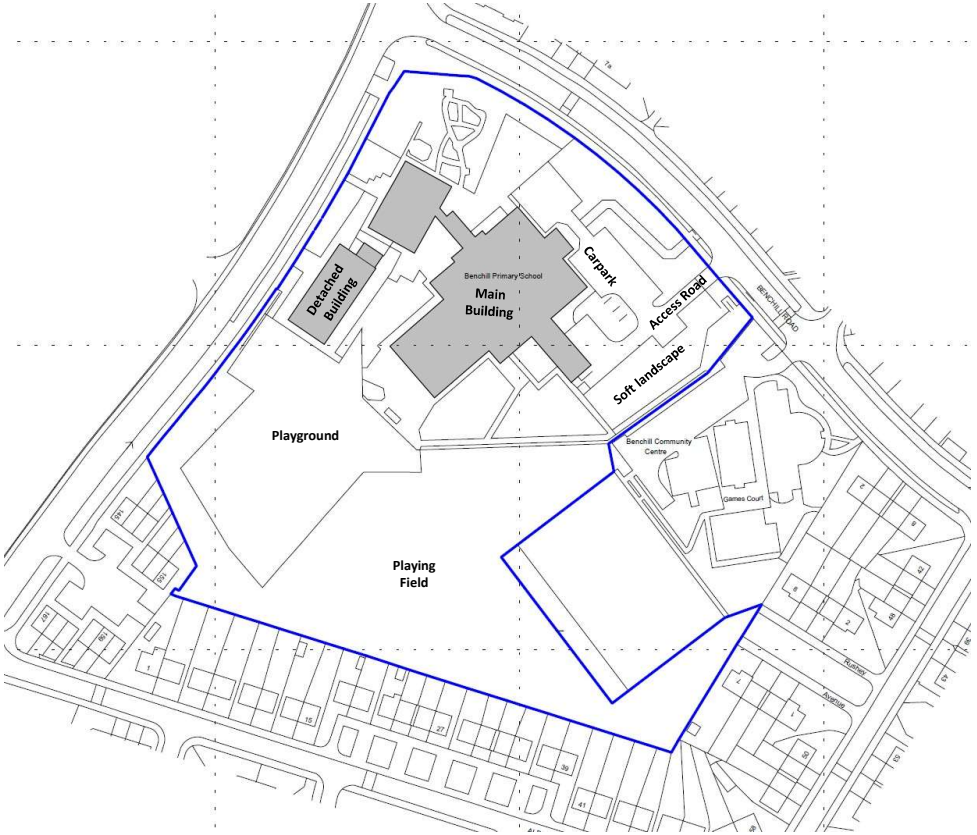
The carpark is located to the North from the access road for the site, the main pedestrian access is also located to the North leading from the boundary to the reception of the school within the main school building.

Soft landscaping areas are dotted around the site with a large playing filed located to the south.

Hardstanding areas form footpaths around the site and also includes a large playground to the South West.

The topography of the site to the northern areas are generally flat with a gradual slope to from the in the direction from North to South.

The application site area is approximately 24,445m².



Existing Site Plan

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2.4 Existing Layout

The works entailed are to the detached classroom building, the building was built circa 2015, the building consists 2-storey teaching block.

The ground floor provides staff office, 3no. Classrooms, toilets, plant rooms, general circulation and staircases.

The first floor similar to the ground floor provides 4no. Classrooms with toilets.

The layout of the ground floor can be seen on the plan below, there are no changes planned to the first-floor areas.



Existing Ground Floor Plan

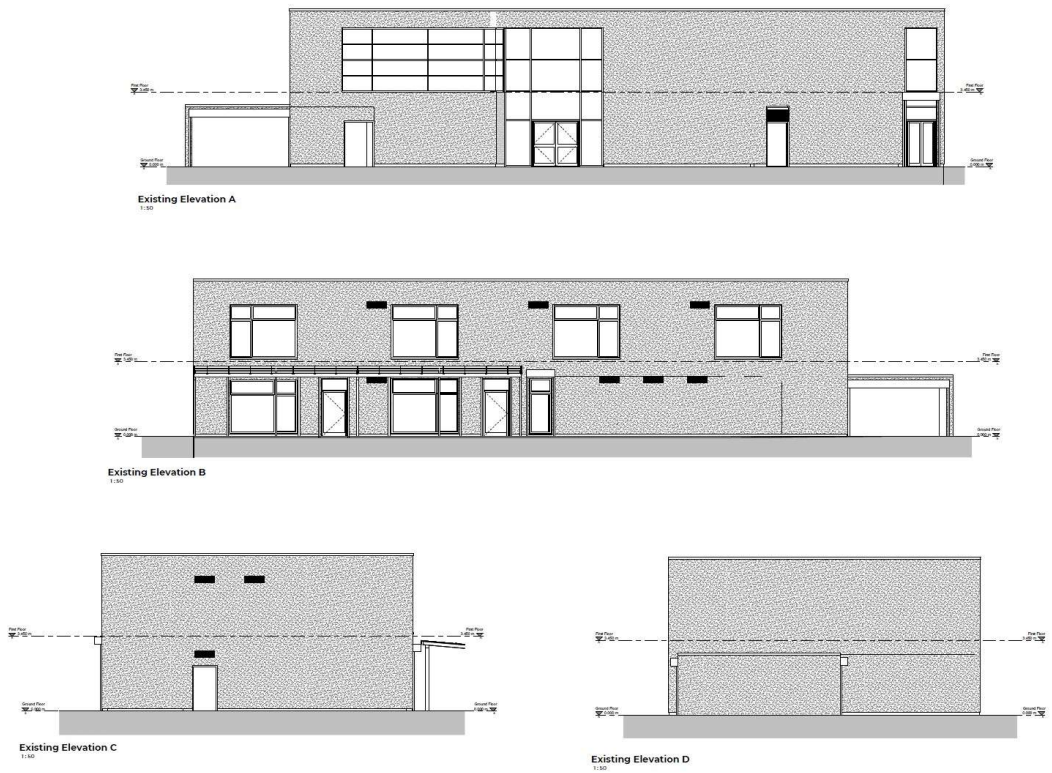
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2.5 Existing Appearance

The appearance of existing building can be described and simple and minimalist. The external materials consist of render throughout which varies in shades of neutral colours with the remainder of the elevations made of grey framed windows and doors.

In terms of architecture there's is no significant heritage attached or associated with the appearance of building generally.

Images of the existing façade along with elevations of the building can be seen below and adjacent.



Existing Elevations





Images of Typical Elevations and Materials

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3 PROPOSALS

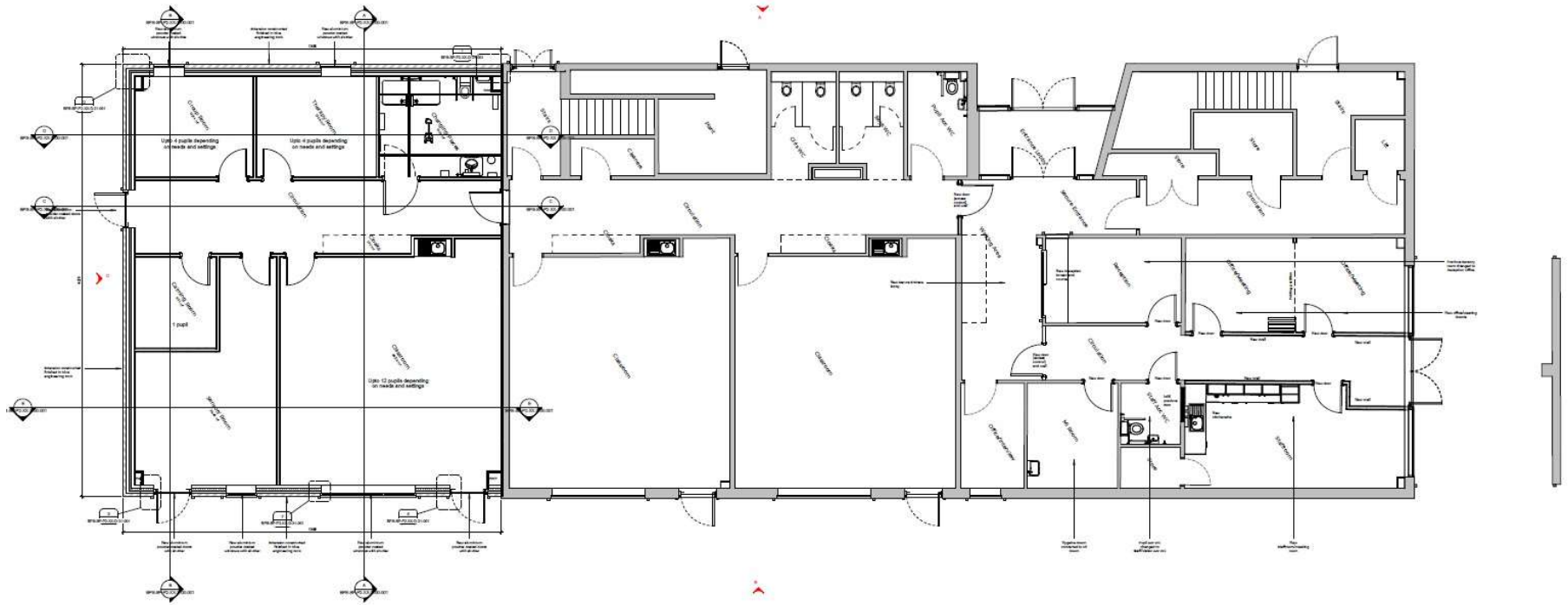
3.1 Proposal

In brief the proposal is to create addition facilities to accommodate SEND pupils within the school.

The development can be divided up into elements, as detailed below:-

- Internally altering and refurbishing the building to provide key staff areas
- Extension to provide a dedicated SEND classroom complete with all critical areas to supplement the pupils needs including changing rooms, group rooms, therapy rooms etc
- Externally landscaping works to provide secure play area complete with covered play space.

The proposed overall plan can be seen below



Proposed Ground Floor Plan

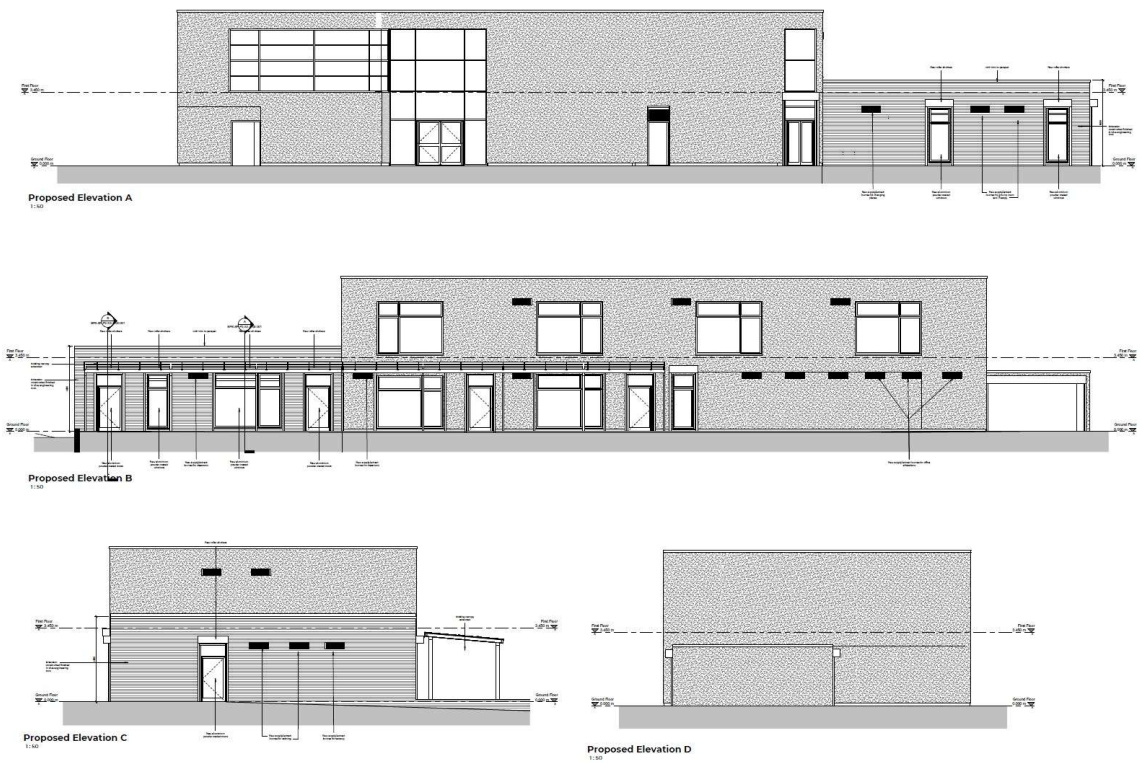
3.3 Proposed Appearance

The proposed development will have a reasonable impact on the appearance of existing building due to the works to be undertaken extending the building and the materials to be used.

A new single storey extension will be constructed to the gable of the building of the existing building. The existing building is finished in render and the appearance is very simple, plain and minimal. The new extension will be finished in a blue brick; this material selection will provide clear contrast between the new and original building and also help to provide a bit more character to the appearance.

Other materials which will form part of the façade will be new windows and doors, these will maintain fenestration patterns, colours and materials of those which are part of the existing building to ensure the tie and fit in with the current arrangements.

The proposed materials and colour palette selection is taken precedent other typical building typologies.



Precedent elevations





Precedent images showing contrast between materials

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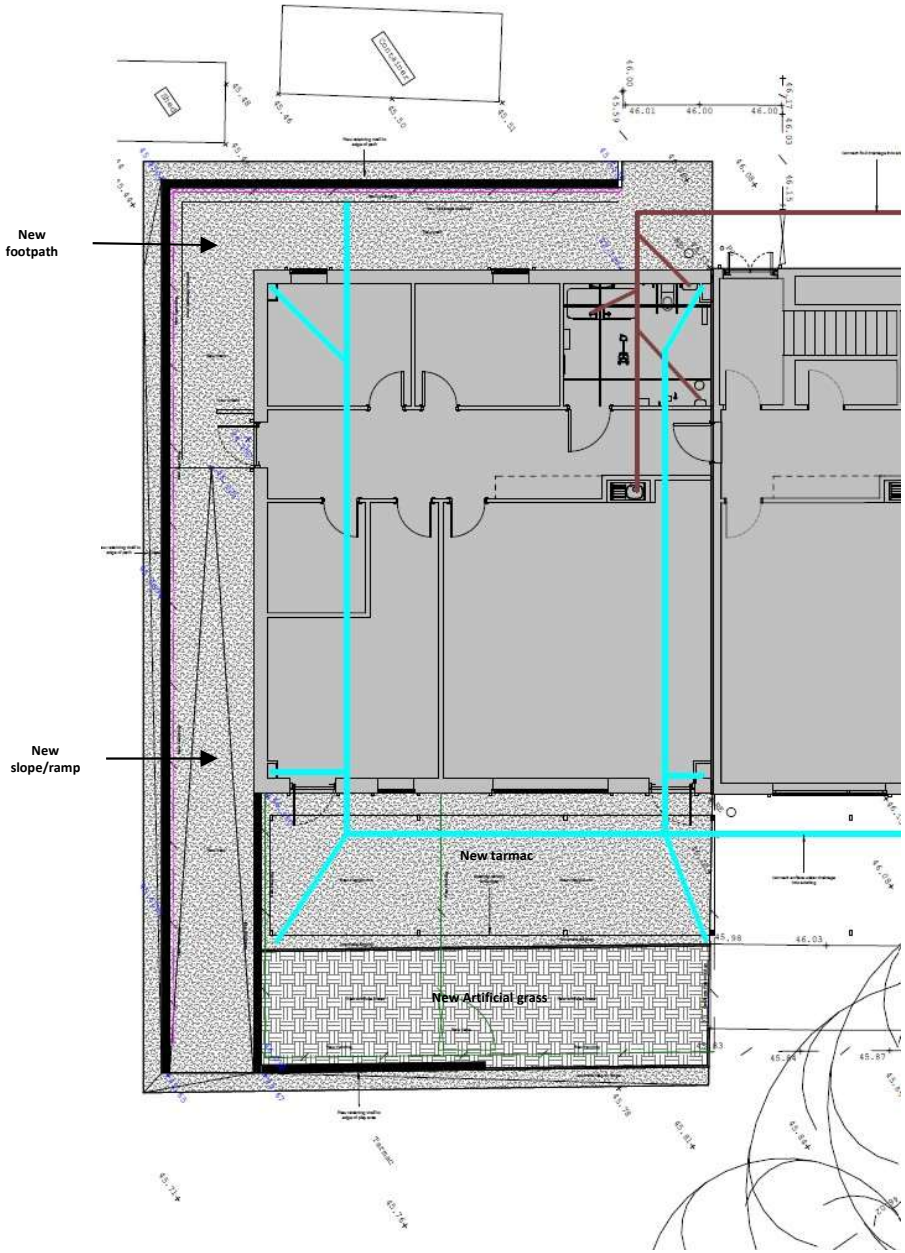
3.4 Proposed Landscaping

As part of the development the existing landscape will be developed and altered to provide additional outdoor play area dedicated for the new SEND classroom been provided.

The new play area will consist of part artificial grass and part tarmac to minimise maintenance this will also maximise the period of use as areas will remain free of dirt and mud during wetter periods. As part of the play area the existing canopy will be extended to cover the new spaces created.

Secure weldmesh fencing to ensure pupil security whilst using the play areas will be installed to consist of weldmesh fencing to match existing.

As part of the landscaping works the perimeter footpath will be altered to run around the new building perimeter, due to the levels this will include a raised path with ramped approach to the playground which is at a lower level to the internal floor.



Proposed Landscape Plan

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4 ACCESS

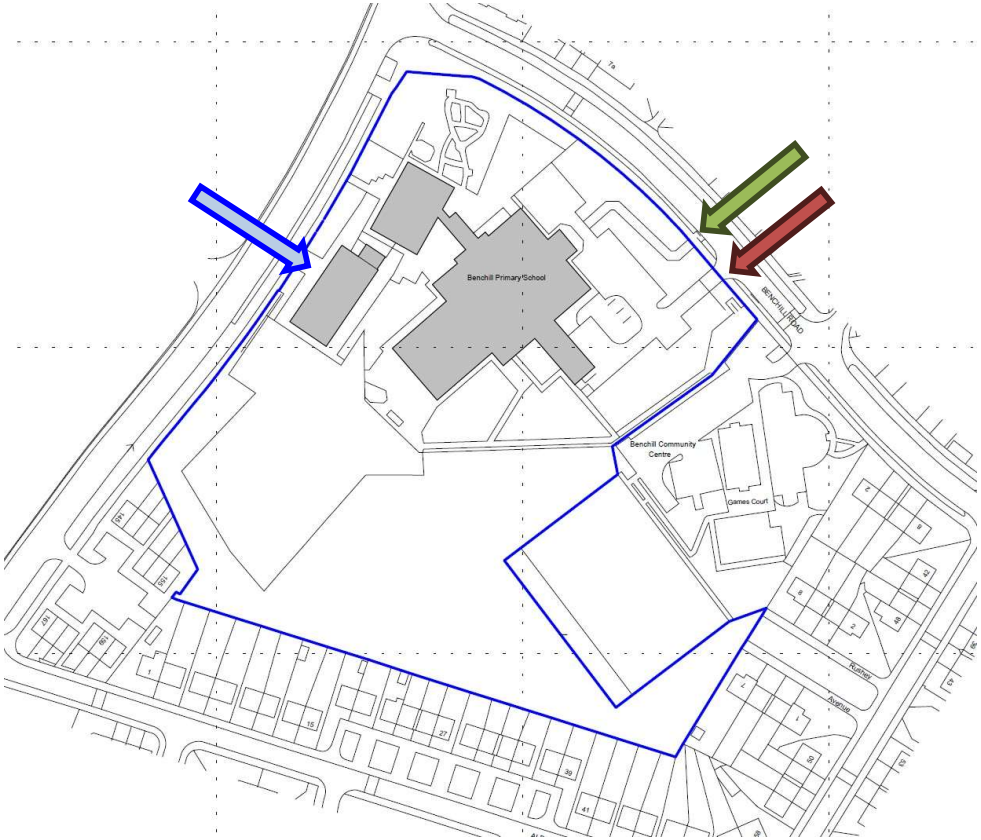
4.1 Existing Access to the Site

Main access to the site is to the North off Benchill Lane.

Vehicular access to the site is shown via the red arrow, this provides direct access to the carpark for staff and visitors.

Pedestrian access to site is from the footpath highlighted by a green arrow, pedestrians can access the main footpath leading to the entrance to the building.

Additional Pedestrian access can be found to the West shown by the blue.



4.2 Existing Access to the Building

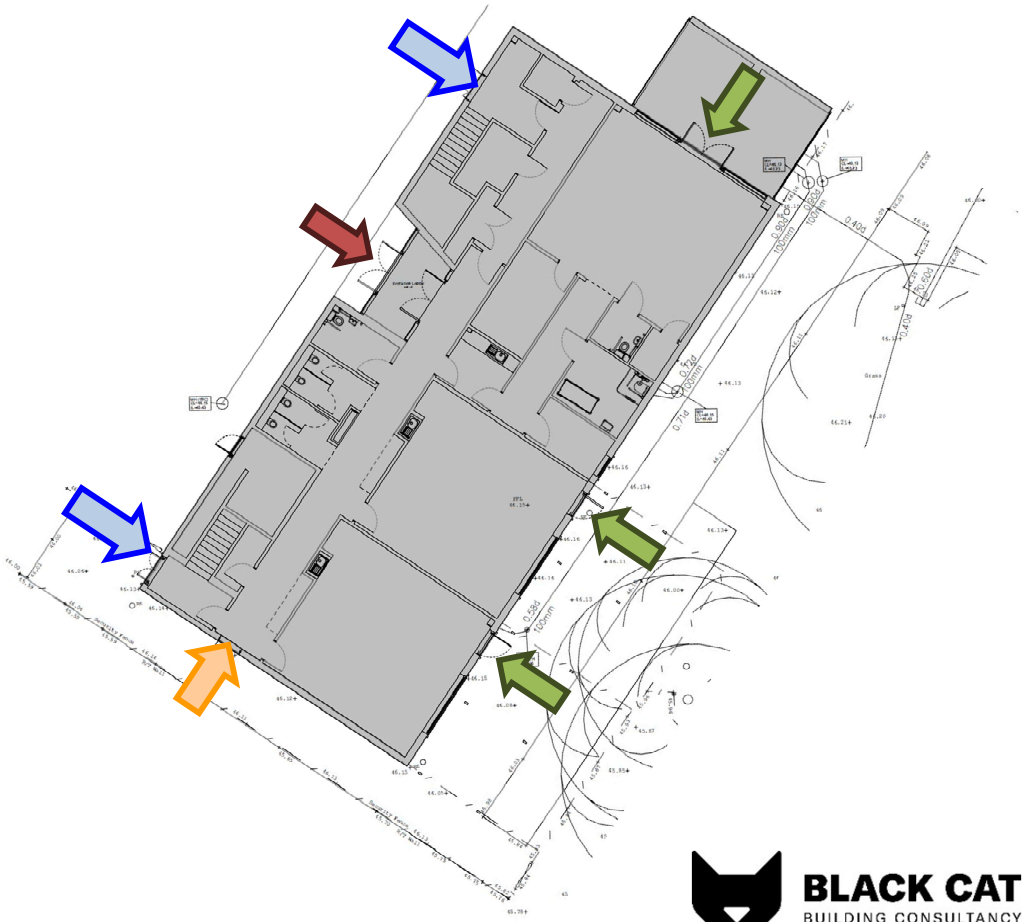
Main access to the building is to the West this is shown in red and provides direct access to the building min entrance .

Pupil access and egress from the stairwells is highlighted in Blue.

Fire escape from the central corridor to the south is shown in orange

Classrooms have direct access to playgrounds shown in green.

Access between the buildings is provided externally on site.



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4.3 Proposed Access to the Site

Proposed access to the site shall remain as existing and be un-change following the development.

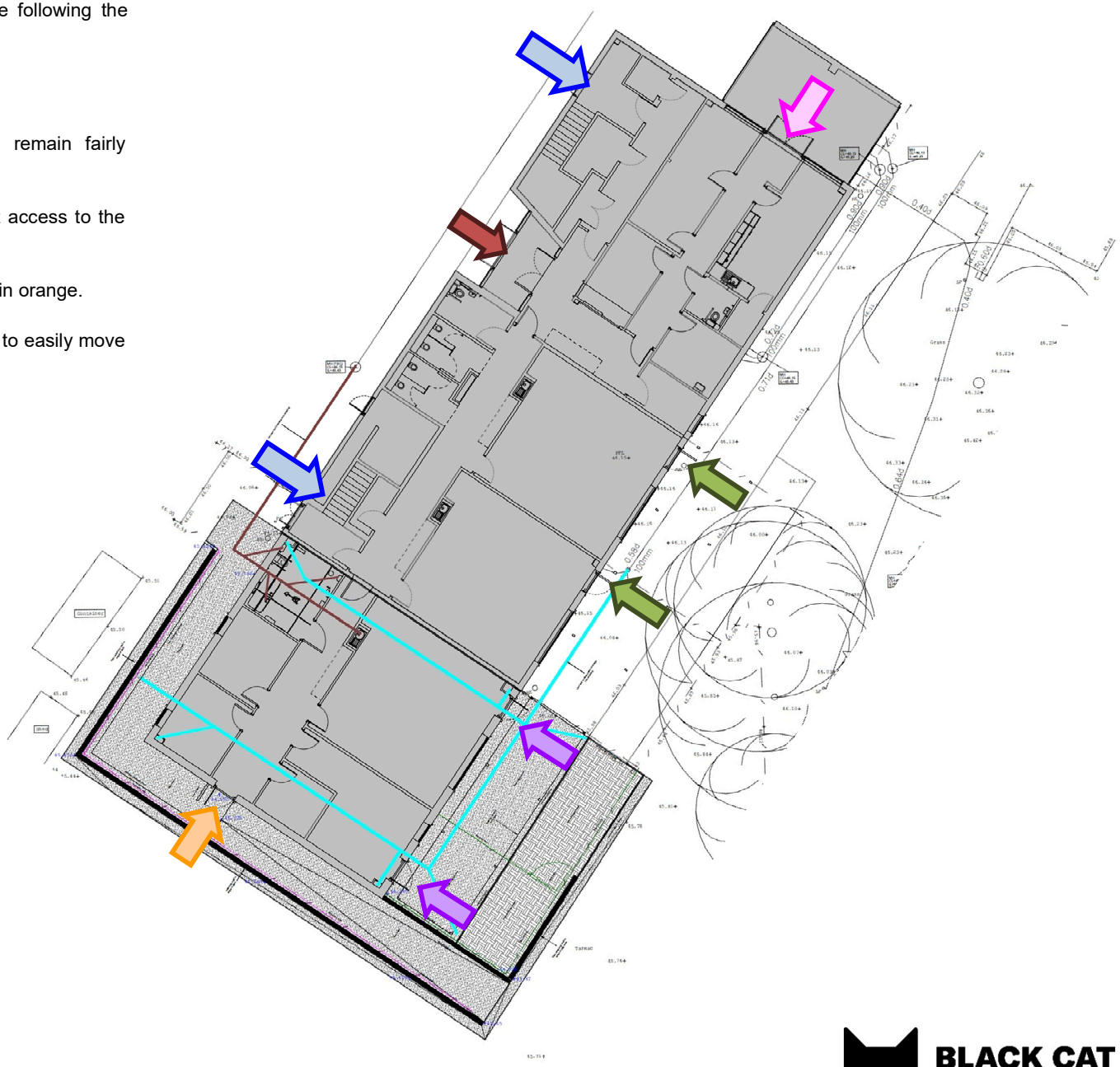
4.4 Proposed Access to the Building

Similar too the site access, the access to the existing building will remain fairly unchanged.

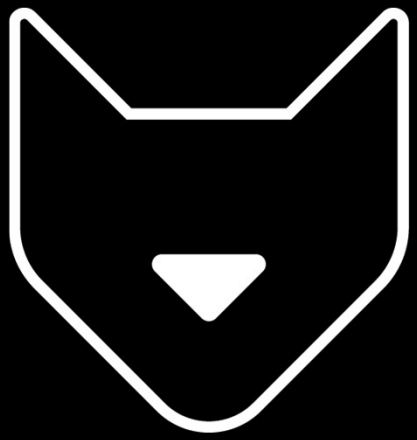
Additional access points will be provided shown in purple providing direct access to the new playground from the new classroom areas.

The previous corridor will be extended and fire escape relocated as shown in orange.

New staff access will be provided shown in magenta, this will allow access to easily move between the main school building and the detached teaching block.



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