



BLACK CAT
BUILDING CONSULTANCY

DESIGN AND ACCESS STATEMENT – rev A

Rushbrook Primary Academy School, Manchester – SEN Staircase extension

Bright Futures Educational Trust

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1 INTRODUCTION

1.1 Project Overview

Rushbrook Primary Academy School have been identified by the local authority, Manchester City Council to provide spaces for additional pupils with SEND. To enable the school to facilitate the inclusion of the additional pupils at the school, the local Authority have provided funding to undertake internal alterations and adaptations to the existing building to provide the required spaces. As part of the works an additional staircase is required to provide a safe alternative means of escape for users.

Black Cat Building Consultancy have been appointed as agent by the client Bright Futures Educational Trust to apply and obtain planning approval for the construction of an extension to the existing school to provide the new staircase required as part of the development at Rushbrook Primary Academy School, in addition to the staircase planning is to be sought for altering the existing school signage and providing new signage as part of the works.

This Design and Access Statement (DAS) has been written by Black Cat Building Consultancy on the behalf of the client to meet requirements of section 3 of the DCLG circular 01/2006 Guidance on changes to the development control system and to accompany the planning application submitted for the construction of the new 54sqm extension at Rushbrook Primary Academy School, Manchester.



2 The Site

2.1 Existing Site

The existing site is located in Longsight South Manchester.

The site is occupied by Rushbrook Academy Primary School to provide EYFS and primary school education. The site is owned by the client Bright Futures Education Trust along with the adjacent area of land occupied by Melland High School and Cedar Mount Academy. All three schools form part of the Bright Futures Education Trust Portfolio.

The existing site is made up of the main school building positioned centrally to the North, Carpark to the Northeast where the entrance to the school is located. Playground hardstanding's are set to the Northwest, West and Southwest Areas and Playing Fields occupy the Southeast to complete the make up.

The site topography is relatively flat with there being a slight fall in the direction from the Northwest to Southeast.

The application site is denoted on the plan adjacent outlined in blue and is 16,075m²

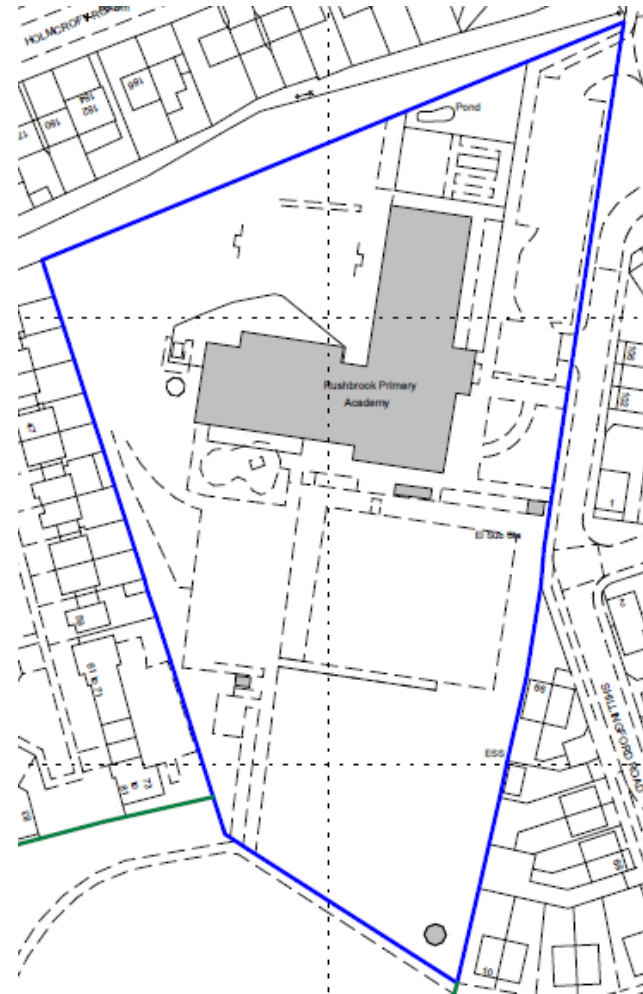
2.2 Existing Surroundings

The immediate surroundings of the application site is currently made up of residential properties to the North, East, West and South, due to the proximity of these homes it is highly likely that they are occupied by the families of the pupils that attend the school.

A local high school which also forms part of the client's portfolio is further to the Southwest with the playing field of the high school adjoining the application site to the south.

Within the local area there are several amenity's including shops, restaurants etc including parts of industrial estates.

Further afield are other areas of Manchester including Gorton, Levenshulme and Reddish



3 PROPOSALS

3.1 Proposal

The proposal is to construct a new extension to the front of the school, to house a staircase directly located off the hall, to create improved fire safety and escape from the new first floor hall created as part of the internal alterations and adaptations to provide additional SEND pupils places at the school.

The additional staircase is required for purposes of fire escape from the first floor due to the number of users, travel distances and the current single means of escape.



Plan showing location of staircase

3.2 Layout

The proposed layout for the extension has been produced closely with the school to ensure their requirements have been met and inline with the overall development of the school to provide the additional pupil places.

As part of the development the school will create an additional hall space within the existing hall by installing an additional floor where the height of the existing hall allows.

The new hall space will have single means of access and escape internally via the first-floor corridor space but due to occupancy numbers and travel distances additional escape is required. To achieve the secondary means of a escape a new staircase will be constructed directly off the side of the existing hall.

The staircase layout will provide vertical circulation between the ground and first floor halls for general access along with providing escape from the first floor to the outside.



Layout of staircase at ground floor



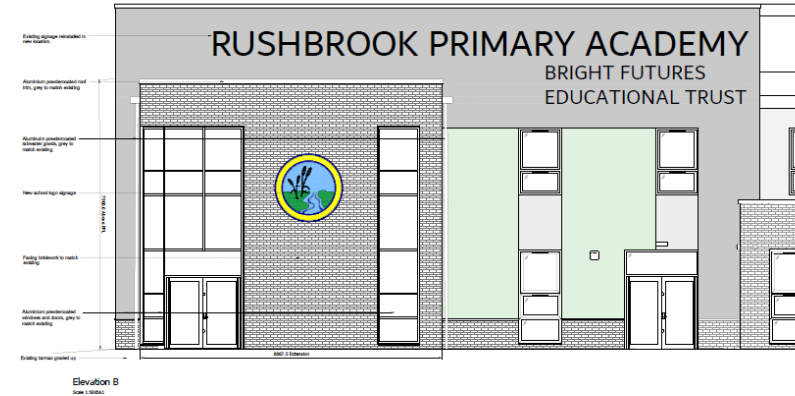
Layout of staircase at First floor

3.3 Appearance

The existing school externally is made of a mixture of render and brickwork finishes, generally there is a perimeter brickwork plinth with render above, the render is made up of alternating colours, where the main entrance steps forward the façade is made up fully of brickwork to differentiate from the main school. The external façade is then made up of standardised windows and doors fenestration patterns complete with a mixture of flat and pitched roofs. The appearance of the existing building can be described as quite simple and repetitive.

The proposed appearance of the extension has been designed to match into the existing appearance through choice of external materials using facing brickwork and windows, door fenestration to match, similar to the main entrance as the staircase steps out from the remainder of the building, it will be constructed fully in brickwork so whilst tying into the current appearance, it will also differentiate between the old and the new.

Whilst the building has no significant architectural qualities the aim of constructing the extension in this manner will be to prevent impact on the current aesthetics.



Elevation of proposed staircase



Elevation of School showing proposed staircase to match entrance

3.4 Scale

The creation of the new extension is small in scale and comparison to the size of the existing building, the extension will increase the overall internal area of building by approximately 54sqm. In addition to minimise the size of the extension the height of the extension will be lower than the existing building.

4.5 Landscaping

The proposed works entailed will involve minimal landscaping, the location of the external staircase is to be situated on an area of land which is made up of tarmac forming the perimeter path to the front of the school. Landscaping works will involve altering of the existing levels of the remaining footpath around the extension to provide level access.

4 ACCESS

4.1 Existing Access

Existing access to the site is to the East off Shillingford Road, vehicular access to the carpark as shown in red and pedestrian access as shown in green. These provide direct access to the main entrance to the school. External access to the remainder of the school is locked off for safeguarding via the provision of existing gates and fence lines.

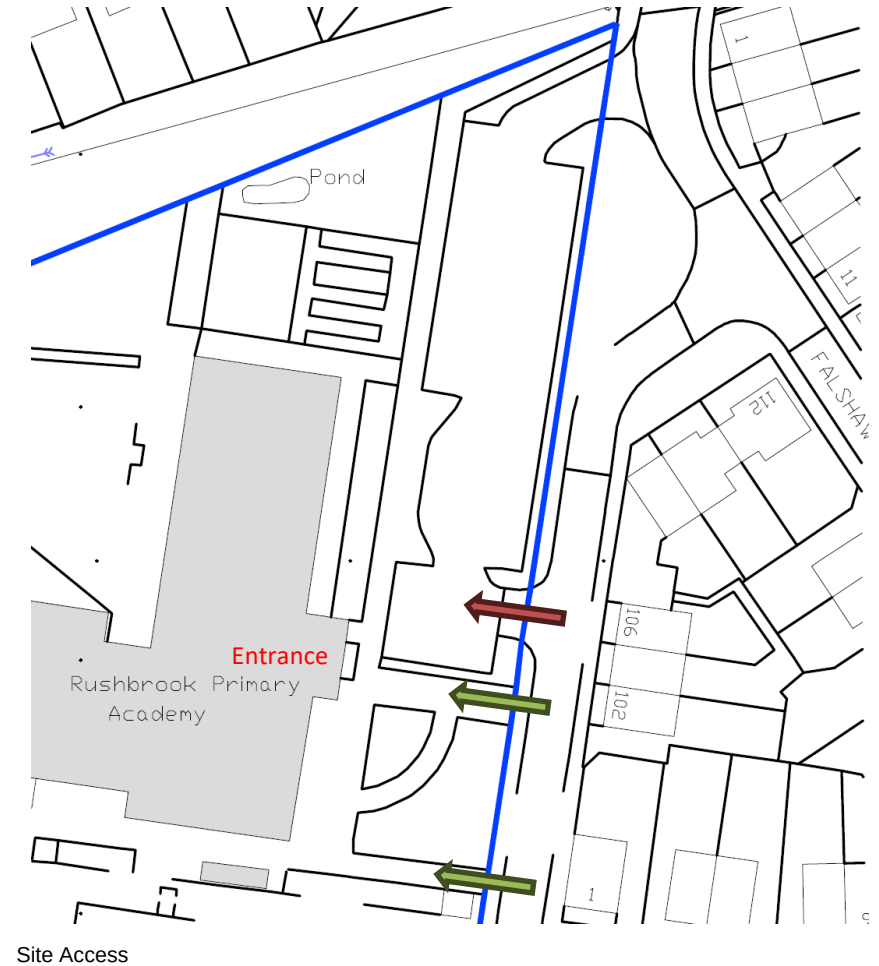
Access throughout the existing school is provided internally via a number of horizontal circulation corridors with the provision of staircases to access the first floor, an existing lift also provides access to the first floor. With the existing school being relatively new there is a high level of accessibility throughout.

Existing access to and around the school will be maintained.

4.2 Proposed Access

As previously stated, the construction of the extension is to form part of a wider project at the school to provide space at the school for additional SEND pupils, as a project overall it will provide additional accessibility for the SEND children by modifying the existing building to provide the required facilities.

The predominant reason for the construction of the staircase is to provide additional escape from the first floor to improve fire safety. Whilst it is required for fire escape purposes it will also provide the benefit of additional access between the floors for general use. The provision also of the external escape doors will also give the school potential separate access to the halls outside of school hours



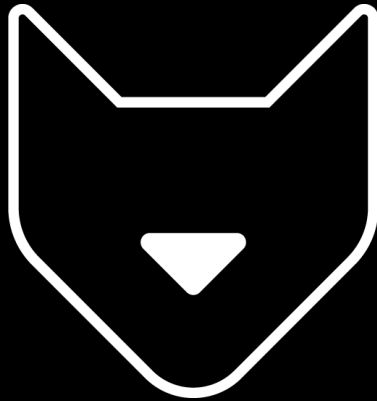
5 SUMMARY

The proposed development is a continuation of previously accepted usage principles, which when considered has been determined to be sympathetic to the character of the area. Using similar design principles, the proposal is in keeping with the context of its surroundings and there would be no loss of amenity to adjoining or adjacent occupiers.

The proposal will provide further benefit the site through additional facilities and use and development is felt to be compliant with National Planning Guidance, Development Plan Policies and Supplementary Planning Guidance.

For these reasons we believe that planning permission should be granted.





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