



Planning, Design & Access Statement

Dixons Newall Green Academy

Submitted to Manchester City Council Planning
on behalf of Morgan Sindall Construction & Infrastructure Ltd by Arcadis/IBI Group
April 2023

The Team

Client

Department for Education (DfE),
Piccadilly Gate, Store Street,
Manchester
M1 2WD

End Users

Dixons Academies Trust,
Ripley Street Bradford
BD5 7RR

Client Representatives

Arcadis (Technical Adviser),
5th floor, 401 Faraday Street,
Birchwood Park,
Warrington
WA3 6GA

Lyll Bills & Young Architects (Technical Adviser),
5 Wardour Mews,
London
W1F 8AL

Waterman Group (Sustainability),
South Central,
11 Peter Street,
Manchester
M2 6HY

Principal Contractor

Morgan Sindall Construction & Infrastructure Ltd,
6th floor,
Anchorage 2,
Salford
M50 3YW

Architect and Landscape Architect

Arcadis IBI Group,
4th floor, Dantzic Building,
Dantzic Street,
Manchester M4 2AL

Planning Consultant

DPP Planning,
Studio 015, Haylofts,
St Thomas Street,
Newcastle-upon-Tyne NE1 4LE

Mechanical and Electrical Engineer

Hoare Lea,
Cross Street,
Manchester M2 7FL

Transport and Highways Engineer

Flinders Chase,
Suite 116 - 117,
Cotton Exchange,
Bixteth Street,
Liverpool L3 9LQ

Principal Designer

Project 4 Safety,
Blackfriars House,
St Mary's Parsonage,
Manchester
M3 2JA

Drainage, Civil & Structural Engineer

Clancy Consulting,
31 Old Hall Street,
Liverpool L3 9SY

Fire Engineering Consultants

OFR Consultants,
Sevendale House,
3rd floor,
Lever Street,
Manchester M1 1JA

Acoustic Engineer

SRL Acoustics,
9 Canada House,
Chepstow Street,
Manchester M1 5FW

Ecologist / Arboriculturalist

Syntegra,
Syntegra House,
63 Milford Road,
Reading RG1 8LG

FF&E Designer

SpaceZero,
Colony, Silk Street,
Ancoats,
Manchester M4 6LZ

ICT Consultant

MSC ITS,
Richmond House,
1 Lowthian Road,
Hartlepool TS24 8BH

Catering Consultant

Vision CK,
Unit A1,
Axis Point,
Hilltop Road,
Heywood OL10 2RQ

BIM

BIMBOX,
70 Spring Gardens,
Manchester M2 2BQ



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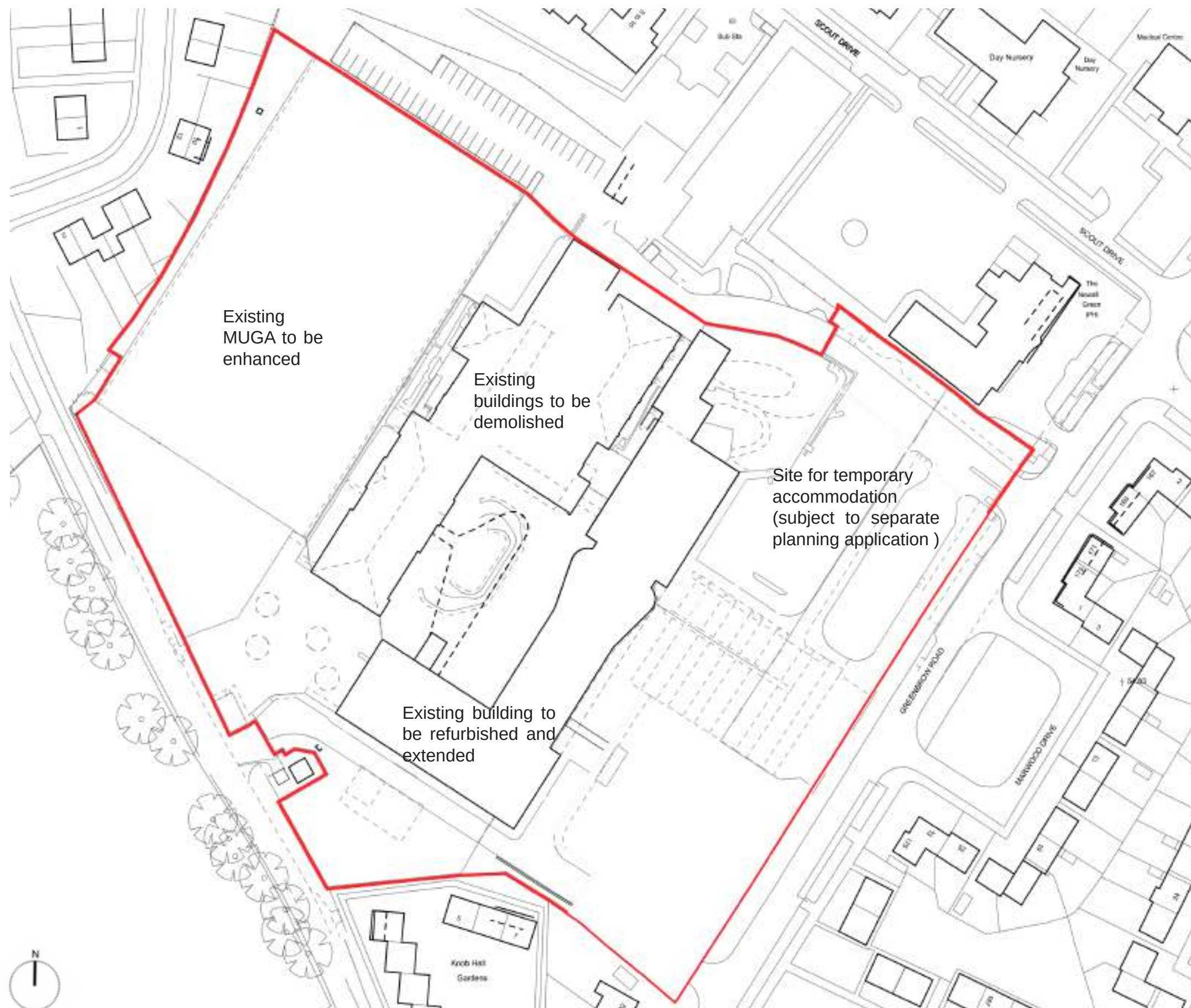
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1.0 Introduction



Introduction

This statement is submitted as an accompanying document in support of the planning application to Manchester City Council for the partial demolition of the existing buildings to the north of the main school building and refurbishment and extensions to the main school building, with associated hardstanding and landscape works at the former Newall Green High School site, to the west of Greenbrow Road, Wythenshawe, M23 2SX. The application is being submitted by DPP Planning on behalf of Morgan Sindall Construction, on behalf of the Department for Education, and subject to approval by the LPA, would see the re-opening of the school and provide much needed school places.

At the end of the 2020/21 academic year Newall Green Academy closed following a decision to do so by the Prospere Learning Trust who then ran the school at that time. The decision to close the academy was made in agreement of the Department for Education (DfE). The rationale for the closure of the school was due to falling student numbers and a poor Ofsted record, which have previously rated the academy as inadequate. The academy, when operational, provided 900 comprehensive secondary school and sixth form school places, albeit, in the year prior to its closure only 437 students were enrolled. Since its closure, it has been determined that the academy places are required. The Dixon Academies Trust ('the Trust') now intend to reopen Newall Green Academy and provide a state-of-the-art local academy serving education establishment.

The Dixons Trust's estate vision and ambition over the next 5 years is to consolidate the school and grow it, through the proposed Development, to fill the maximum secondary school places of 750 pupils. As a trust of 15 schools, which will grow to 17 by next year (2023), Dixons Academies Trust focuses specifically on the turnaround of academies and new free schools, working in the parts of the north where young lives are adversely affected by social and educational disadvantage. The Trust's mission is to challenge this disadvantage and give every child, regardless of background, the opportunity to fulfil their academic potential. Dixons Academies Trust currently leads five outstanding free schools.

The Trust has over 30 years' experience and operates in Bradford, Leeds, Manchester, and Liverpool. For every year the Trust have qualified for the DfE Multi-Academy Trust Performance Tables they have appeared in the top three, achieving second again in 2019, the last time they were published, and demonstrating that they significantly out-perform national averages.

The opportunity presented to deliver state-of-the-art facilities and reopen Newall Green Academy will enable the Trust's to open their second school within the Wythenshawe area, alongside Dixons Brooklands Academy, which is situated c. 1.7 miles from Newall Green.

Re-opening of Newall Green - subject to a separate planning application for temporary teaching and school accommodation (ref 135845/FO/2022).



2.0 Existing Use / Site Context

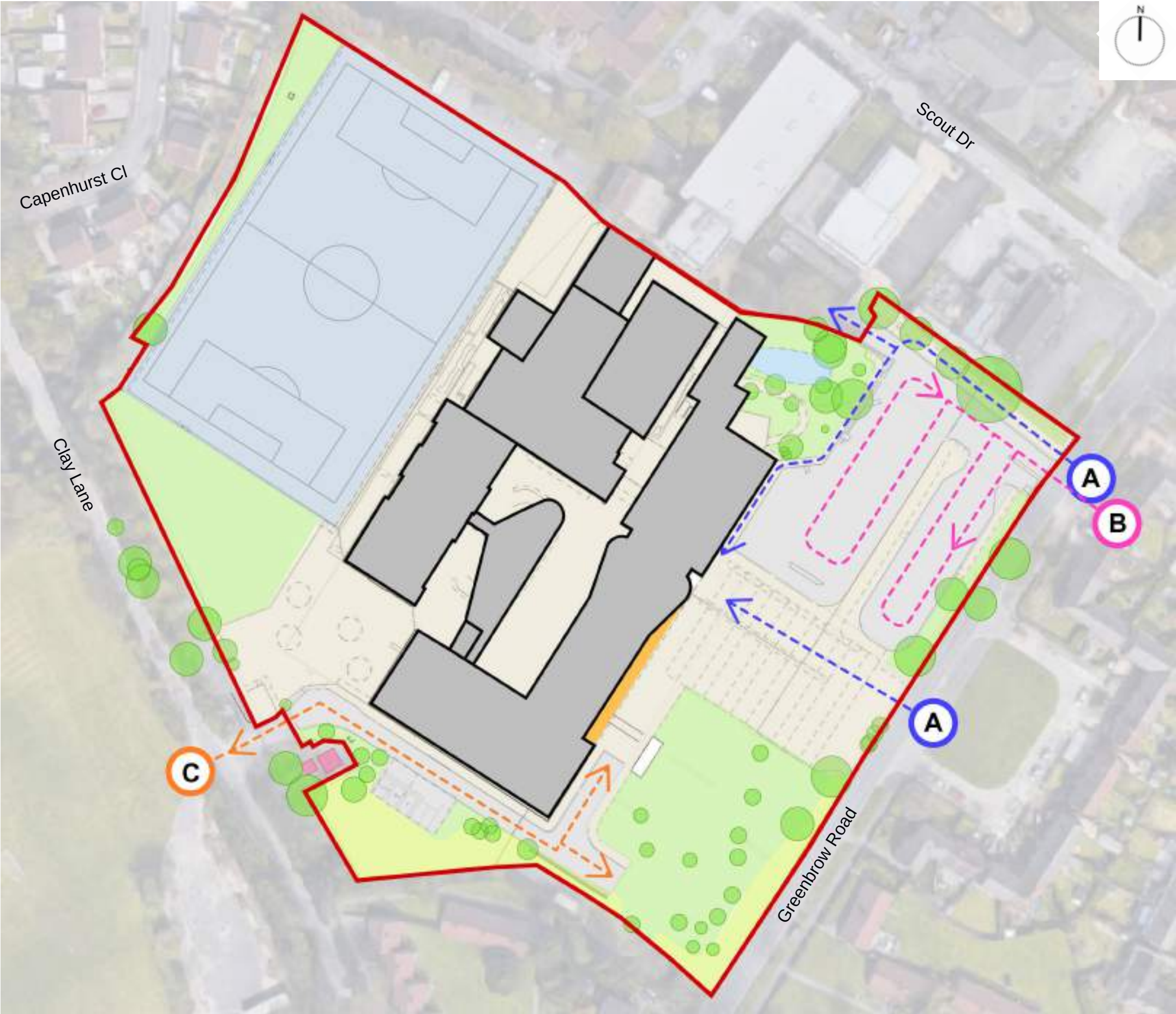


Existing Use

The former Newall Green High School is located in Wythenshawe, approximately 8 miles south of Manchester City Centre. The site is bound by Greenbrow Road to the east, a cluster of housing to the south, Clay Lane to the west and Scout Drive to the north. Greenbrow Road provides the main vehicular and pedestrian access into the site and is located on the eastern boundary of the site. Greenbrow Road provides access to Hollyhedge Road to the north and forms a loop road back towards the school, when followed to the south. Beyond Clay Lane, to the west of the site, is an area of designated Green Belt land.

The existing site comprises the former Newall Green High School premises, located off Greenbrow Road. It extends to approximately 2.86 hectares and consists of several buildings, as well as hardstanding and green space including a 3G synthetic playing field to the north of the buildings.

The establishment was permanently closed in August 2021 due to falling student numbers and a poor Ofsted record, which rated it inadequate. It had provided 900 comprehensive secondary school and sixth form school places, albeit, in the year prior to its closure only 437 students were enrolled.



Existing Site Context and Constraints

The existing site is located in Newall Green an area within the Greater Manchester suburb of Wythenshawe, with close links of Manchester Airport and motorways M60 & M56.

The application site, edged in red, is bordered to the West by the main Greenbrow Road which has mature trees & low rise housing estate beyond.

Immediately to the North is a SEN Sixth Form college which shares vehicle access through the site and on the corner is the Newall Green public house. To the North West is Capenhurst Close and to the West is Clay Lane which leads to Wythenshaw Hospital staff car park. Barnacre Avenue lies to the South with sports fields & farm land beyond.

The existing school drop-off point is situated within the boundary of the site, parallel to Greenbrow Road and adjacent to the designated car park. This is accessed via a through road which leads to the back of the school and a second area of car parking.

A secondary service access road is located on the western boundary of the site, off Clay Lane, albeit this is not currently functional.

The existing main school building is an inverted L-shape and sits relatively central in the campus. This building is situated to the south of numerous existing extensions and existing buildings also associated with the former school. The existing main school building is two storeys with a flat roof linked by a double height a covered courtyard to the existing Learning Resource Centre & other two storey, pitched roof school blocks.

Beyond to the Northeast boundary is an existing school MUGA pitch which shares vehicle access with the neighbouring car park.

KEY :

Site boundary	Hard landscaping
Existing buildings	Soft landscaping
Existing plant	Existing pond
Canopy	Existing Trees
MUGA	
Pedestrian entrances	Service access
Visitor Vehicle Access & Drop-off	



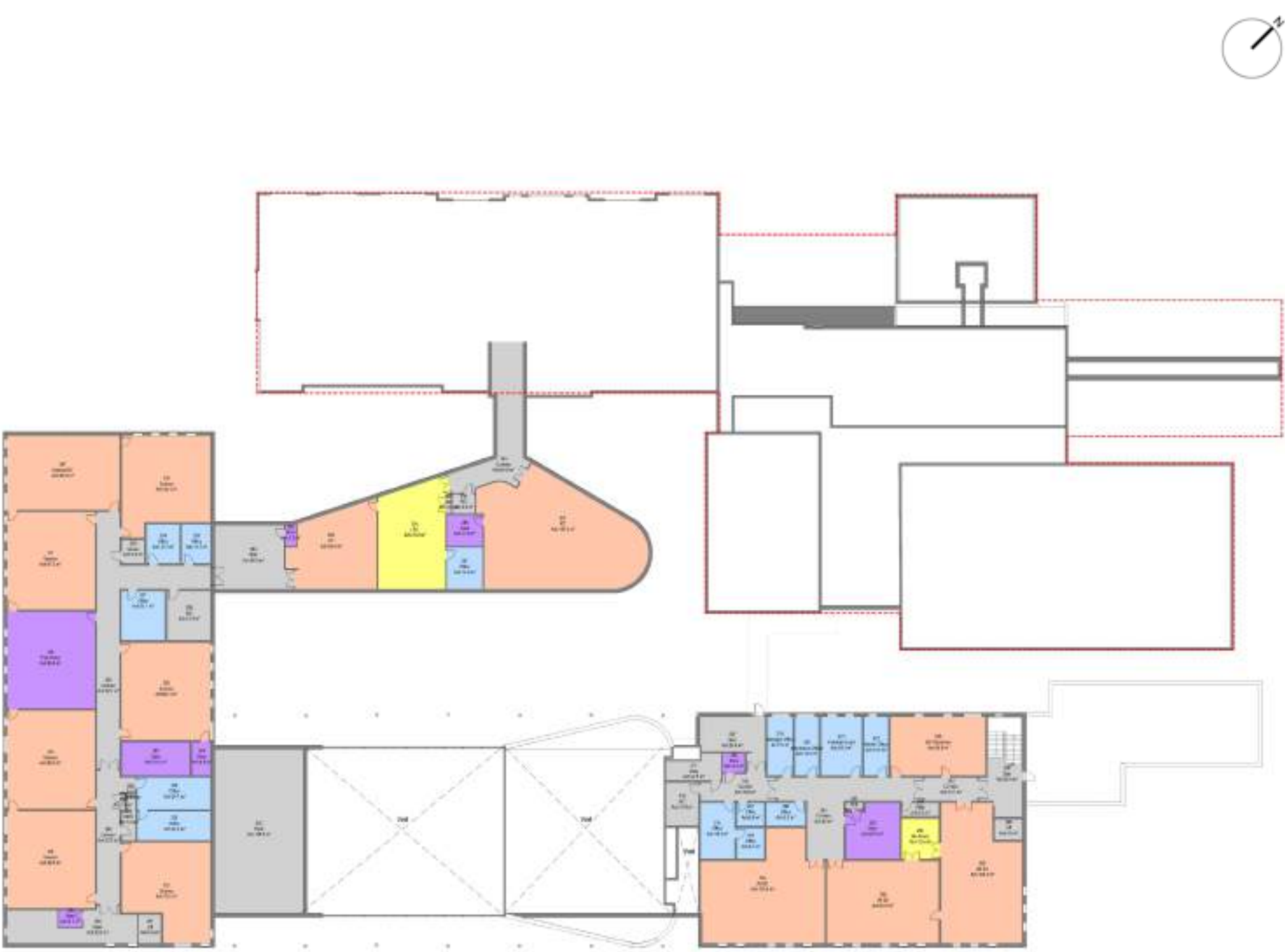
Existing Ground Floor Plan

The existing 'L' shaped main building is split into two teaching zones either side of the central Assembly Hall with it's folding seating / chair store and the adjoining central Dining Hall with integral staff offices and adjacent kitchen, stores, office, staff changing and toilets.

Food Technology, Textiles, Graphics, Design & Technology teaching spaces are located together in the left block with supporting staff rooms, stores, preparation rooms, toilets, stairs, lift and plant room.

The right block comprises five classrooms, health suite with nurse / physio / hygiene, speech therapy room, social space and staff facilities including reception, offices, interview, reprographics, common room, stores, toilets and stairs.

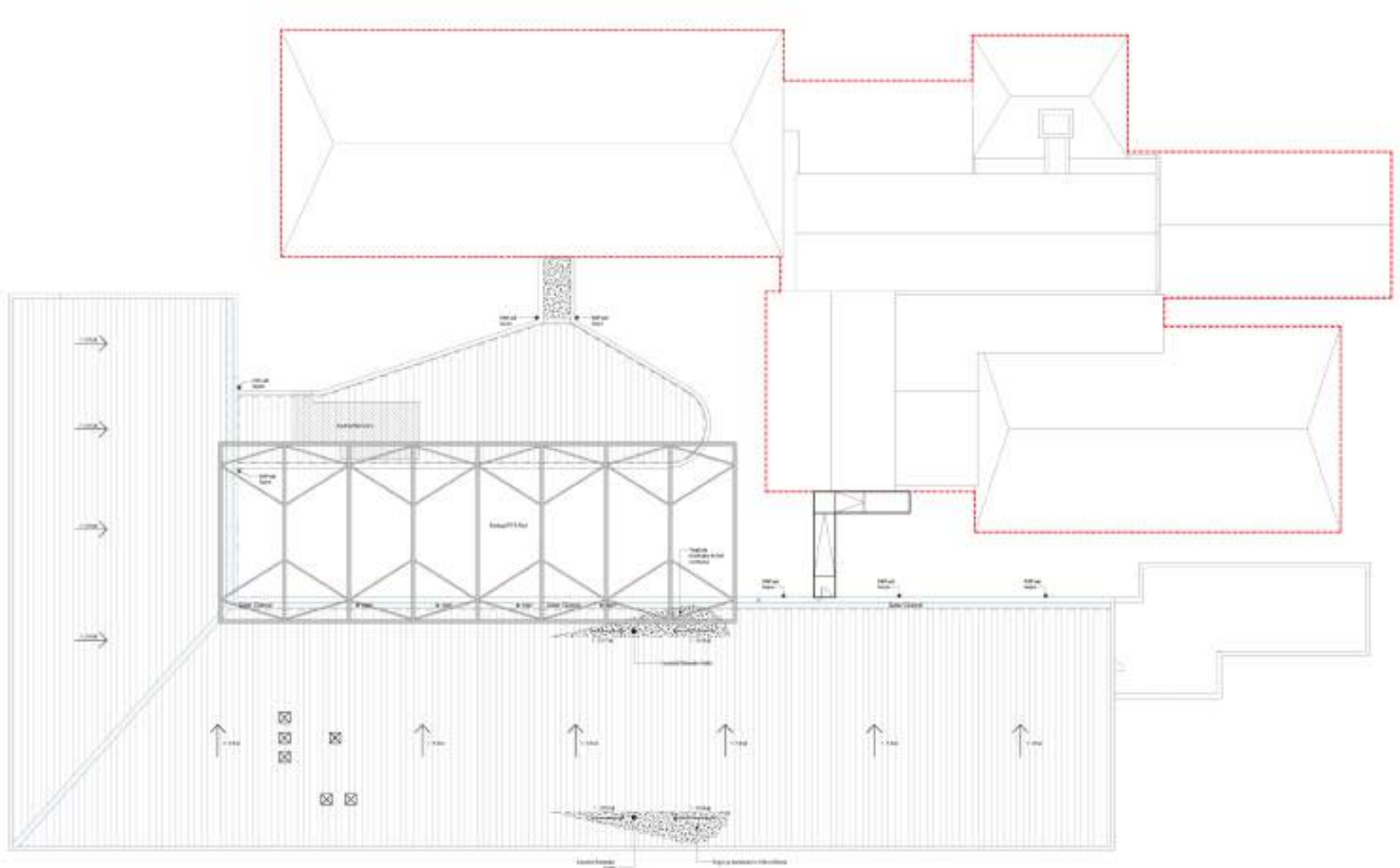




Existing First Floor Plan

The existing 'L' shaped main building is effectively split into two separate teaching blocks at First Floor level either side of the voids over the double height Assembly Hall and Dining Hall. LRC, ICT and Science teaching spaces are located together in the left block with supporting staff offices, stores, preparation rooms, toilets, stairs, lift and plant room.

The right block comprises four Art teaching spaces with associated stores, kiln room, utility and staff offices.



Existing Roof Plan

The existing 'L' shaped main two storey building is flat roofed with an adjoining barrel vaulted translucent ETFE roof spanning to the Learning Resource Centre flat roof. This creates a double height, naturally lit, covered external courtyard that links the two separate teaching blocks.

There are several older buildings beyond with varying pitched and flat roof arrangements.



Existing Elevation 1
1:200



Existing Elevation 2
1:200

Existing Elevations

The existing main school building elevations are rendered in smooth white with grey metal parapet capping & grey coloured aluminium floor to ceiling slot windows with integral louvres & spandrel panels.

The existing main entrance is set back within a double height recess with white rendered surround & exposed multi coloured circular columns.

The existing entrance facade comprises glazing & coloured aluminium composite cladding which is non compliant with current fire regulations for building cladding materials.





Existing Elevation 3



Existing Elevation 4

Existing Elevations

Other existing school building elevations are predominantly faced in brickwork with render in smooth white at high level. The pitched roof areas are generally finished in clay tiling with some metal overcladding. The existing windows & doors are grey coloured aluminium frames.

The double height external courtyard is covered with a translucent ETFE barrel vaulted roof with exposed steel lattice beam structure spanning between the smooth white rendered school buildings. Multi-coloured circular columns are also exposed below & with various coloured cladding to the hall & dining spaces.





3.0 Design Development



Option A



Option B



Option C

- SITE BOUNDARY
- RETAINED
- NEW BUILD
- CANOPIES/ COVERED AREAS
- EXISTING PLANT
- OUTLINE OF DEMOLISHED BUILDING
- HARD LANDSCAPE
- GAMES COURTS
- CAR PARKING & ACCESS
- SOFT LANDSCAPE
- WOODLAND/ SCRUB
- EXISTING POND
- SITE PEDESTRIAN ENTRANCE
- SITE VEHICLE ENTRANCE
- EXISTING TREE

Design Development

This section describes the evolution of the proposed scheme from the initial brief and requirements through options development and consultation.

Design Brief:
Block EFAA to be refurbished / remodelled with the addition of 2Nr extensions (a two-storey 12 classroom extension and a sports hall and associated rooms extension). All other existing blocks to be demolished.

A Stage 2 Feasibility Study was prepared / scored concept development options and concluded with a preferred concept control option.

- The following main constraints were considered:
- Maximising the passive supervision of pupils by the teaching staff when they are outside
 - Reducing the need to use the shared drive with the neighbouring SEND sixth form during normal school hours and out of hours use
 - Retaining Block EFAA to the front of the site which is to be refurbished / remodelled

Option A: remote sports hall was rejected due to lack of passive supervision of pupils movement around the school.
Option B: relocated sports hall was rejected due to pupils having to exit the main building and walk across the site.
Option C: detached sports hall and teaching block was rejected due to physical separation of school facilities.

Public consultation was undertaken including dedicated project website and virtual events explaining the proposals and inviting any views or feedback in relation to the development prior to the submission of a planning application.



Option D - Control Option

Option D was the Control Option with the development in one block with two new extensions that allowed for good sight lines, noisy and quiet zones, and simple segregation of the sports hall for out of hours community use.

This Concept Control Option responds to the Strategic Brief by being able to accommodate a GIFA that is suitable for 750 place secondary school. By utilising the retained block with the 2.nr extensions it allows all the required accommodation to be in one block which the other option did not provide.



Option E - Preferred Option

Option E was developed as the preferred concept through 8 client weekly engagement meeting. The concept design was further improved, circulation simplified and the massing was rationalised removing all the recessed hidden corners.

The two storey teaching block extension was simplified and the stair tower extension was separated from the new sports hall. The sports hall changing room link was also rationalised and the sports hall massing expressed as a single volume.



4.0 Architectural design





Site Opportunities

- KEY :
- Site boundary
 - Demolished buildings
 - Retained existing buildings
 - Existing plant
 - New Build
 - Canopy
 - MUGA
 - Car parking
 - Cycle parking
 - Hard landscaping
 - Soft landscaping
 - Existing pond
 - Existing Trees
 - Proposed Trees
 - 2.4m High mesh security fence to match existing
 - Existing Chain Link Fence, 4.5m high retained

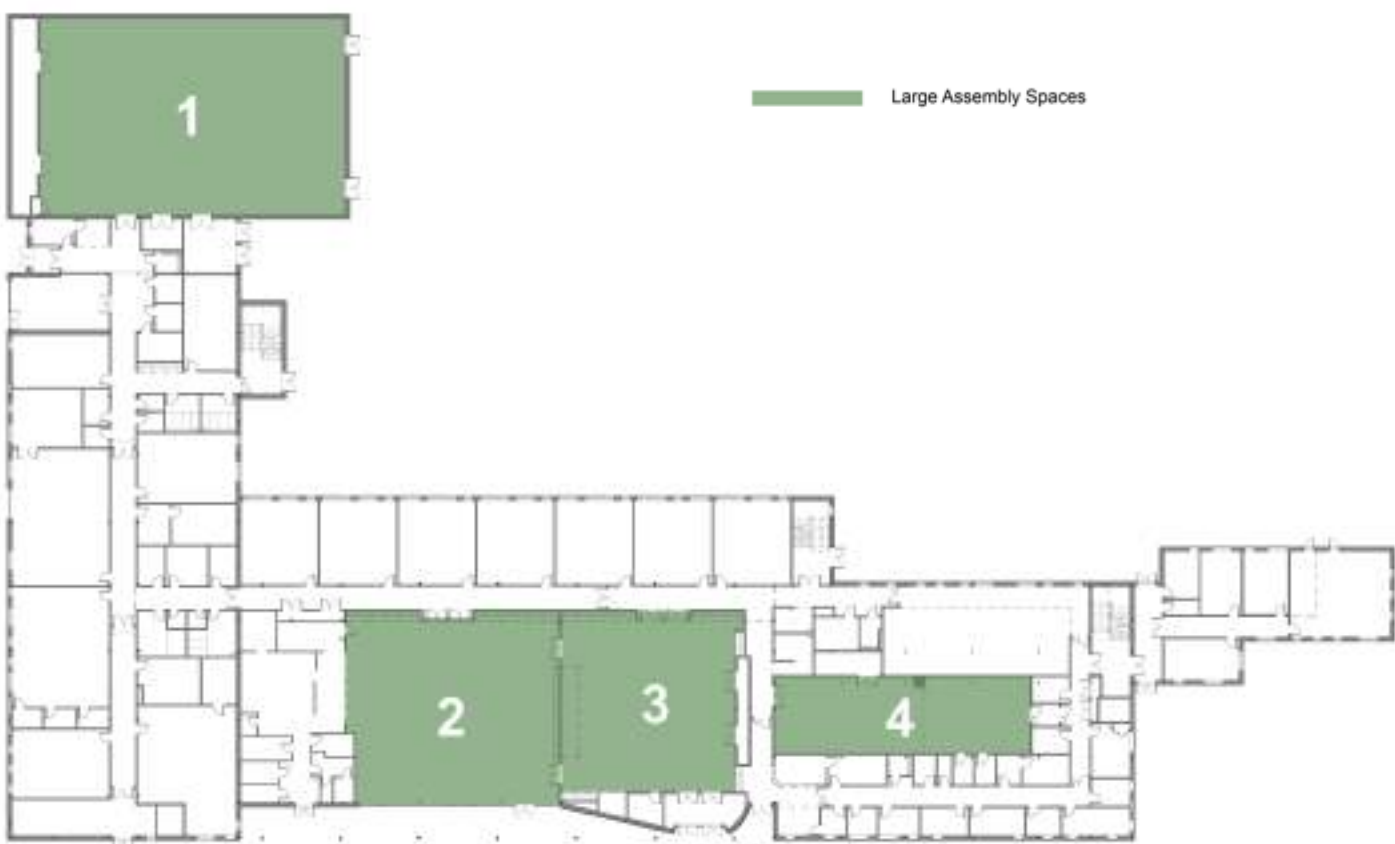
- DESIGN NOTES :
- A** - Pedestrian entrances to promote active transport
 - B** - Vehicles constrained to specific areas
 - C** - Service access
 - D** - Potential for additional external learning provision
 - E** - New extension with biosolar roof
 - F** - Roof structure to maximise PV panels

Design Principles



Connection/Circulation

Through dialogue and design development with the client / end users all the existing circulation corridor dog legs and hidden corners were omitted from the layout. The teaching blocks have been reconnected internally with two straight circulation corridors running West to East and North to South providing clear direct routes to all the various teaching spaces.



Morning Gathering Spaces

There are 4 large assembly spaces within the layout to serve the various year groups' morning gatherings.

- 1. Sports Hall
- 2. Dining Hall
- 3. Assembly Hall
- 4. Open plan area

The school's organisation of groups are split into Key Stages, KS3 Years 7 - 9 and KS4 Years 10 - 11.

Exceptions to the generic suites of spaces outlined in the GDB are as follows: The Trust requires a larger than normal dining room space for "family dining" and 4 large areas for the year group meetings which are held daily and possibly twice a day. These year group meetings are spaces where the pupils should be able to work. On the adjacency diagram for the ground floor these spaces are defined as being the Sports Hall, the Dining Hall, the Assembly Hall and the Drama studio and music room.

Design Principles



Refurbishment Strategy

The refurbishment strategy is divided into 3 zones of proposed work :
New Build Extension - New building in accordance with DfE School Output Specification Generic Design Brief.

Remodelled Area - The total area of any internal spaces in which some internal walls are to be removed and/or rebuilt, and most elements within the space, including the fenestration, are to be Renewed or Replaced.

Refurbished Area - Existing spaces or area to remain, within their existing walls, in which some elements in the space are to be Renewed, Replaced or Repaired and some are to be Retained, but decorated where necessary

Suites of Spaces

The functional arrangement of suites of spaces follows the DfE guidance as follows:

Practical Classrooms: practical teaching spaces and associated storage, preparation spaces and staff spaces for subject departments such as art, science and D&T.

Classrooms and associated storage and staff spaces for subject departments such as mathematics, English, humanities and MFL.

Drama & Music: music rooms, music and drama classrooms and associated storage and music practice rooms.

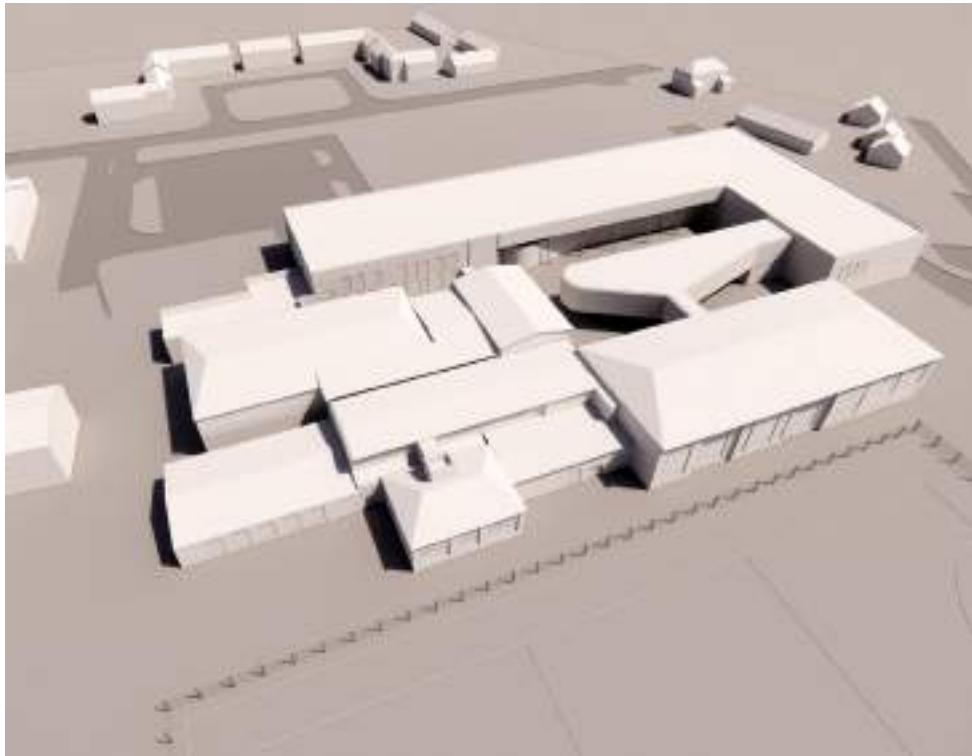
LRC: Learning resource centre

Assembly Spaces: assembly hall, drama studio and associated storage. Indoor dining rooms and kitchen suite.

Indoor PE - Indoor PE usually a sports hall, associated storage and changing rooms.

Admin - Administration and main entrance

Massing/Demolition Strategy



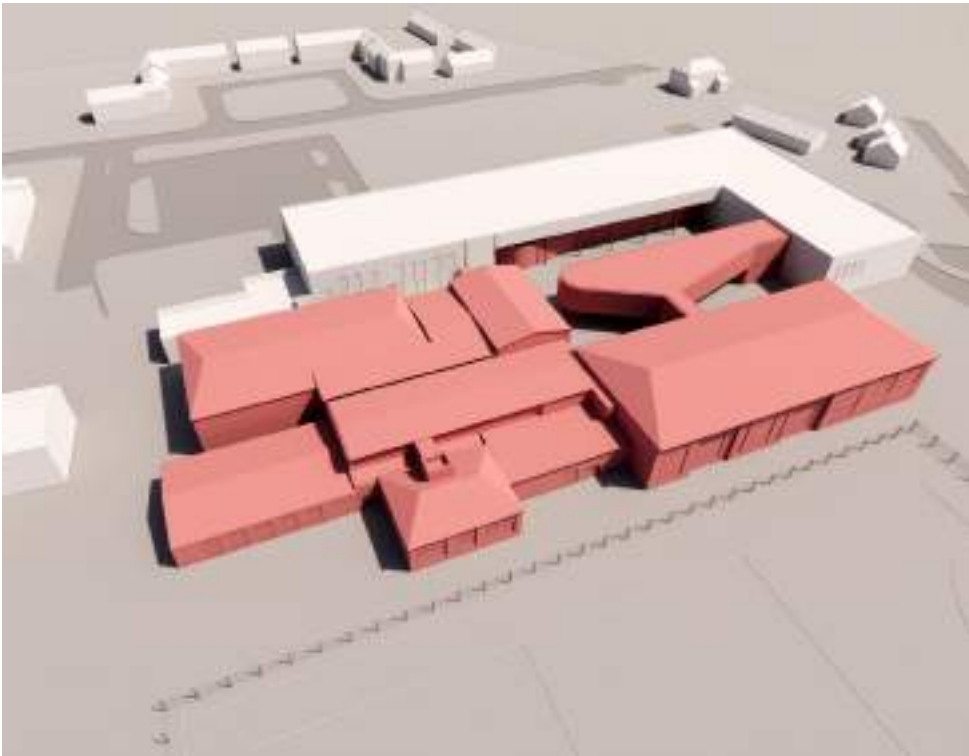
Existing Massing

This is a view looking South over a model of the existing site including the massing of all the various existing school buildings with the existing MUGA in the foreground.

The existing main L shaped block is two storeys with a flat roof. This is linked to the existing curved first floor level LRC block with an existing ETFE barrel vaulted roof structure which creates a double height covered courtyard space below. The existing LRC block is raised up on structural stilt columns to create a low covered area alongside the courtyard.

The existing LRC block is also linked to the remaining older school buildings which vary in height from two storeys to single storey and with various pitched and flat roof structures.

Overall the existing massing is complex with numerous differing intersections between the various size and height blocks and roofs.



Demolition

This is the same view over the model of the existing site indicating the massing of all the existing school buildings to be demolished highlighted in red.

The mass of the existing main L shaped block to be retained is highlighted in white. The north west elevation will be partially demolished to enable construction of new corridor and teaching block connecting the eastern and western wings.

The demolition work includes removing all the existing older school buildings, the LRC, the ETFE roof structure over the courtyard and the recessed part of the existing South elevation to the main L shaped block.

Please refer to the following supporting documents which detail how the demolition works will be undertaken ;
Construction Management Plan
Construction Waste Management Plan
Demolition Method Statement and Management Plan



New Build Massing

Once the demolition work is complete and the site cleared then the new build construction phase can commence.

This same view indicates the massing of the new build extensions highlighted in blue and the mass of the existing main L shaped block to be retained highlighted in white.

There are three new build two storey extensions which compliment the existing massing, height and scale of the existing retained block.

The new build roofscape is flat biosolar with a build up of intensive green roof combined with solar PV arrays. The height will match the existing flat roof which is to be replaced and upgraded with solar PV arrays.

Overall the proposed massing is simple and the form clearly expresses the proposed functional arrangement of the completed school.



Ground Floor

The functional arrangement of the proposed ground floor follows DfE guidance and the design principles of the clients brief.

The main entrances to the school are at the centre of the plan. A dedicated student entrance has been added together with a new waiting lobby leading directly into the Assembly Hall. There is also a separate adjacent visitor and staff entrance overlooked by reception and leading to the admin block.

The large Assembly Hall gathering space is interconnected to the large Dining Hall gathering space with Kitchen and associated stores located to serve directly into the Dining space. Storage has been added throughout including new lockers, furniture stores and general storage adjacent to the student entrance.

Circulation has been rationalised throughout the ground floor with all previous blind spots removed. There are two main intersecting straight corridors running East to West and North to South which lead to all the teaching spaces and connect to the stairs and lift to the first floor. An additional escape stair has been added adjacent to the sports changing facilities.

Facilities to support special educational needs are fully inclusive and identified as “Mountain Rescue” rooms which are decentralised and located at key points around the ground floor.

A new large Sports Hall gathering space has been added to the top of the North South corridor with rationalised toilets, changing rooms and access to outdoor sports facilities. There is also a new single storey link with a new community entrance to the Sports Hall for out of hours activities.

Design and Technology workshop, Art Room & Food Technology with associated preparation, stores and staff spaces are located together in the North South wing. Seven new classrooms extend along the East West corridor which continues to serve the newly created open plan LRC and adjacent Drama Studio, Music Room and associated practice rooms, stores and staff spaces.

The new separate visitor / staff entrance leads to the school reception, waiting, interview, admin offices, staff meeting rooms and staff social space with associated kitchen, stock rooms and reprographics.

Toilet provision for students and staff has been improved throughout the ground floor together with cleaning rooms and stores.





First Floor

The functional arrangement of the proposed first floor follows DfE guidance and the design principles of the clients brief.

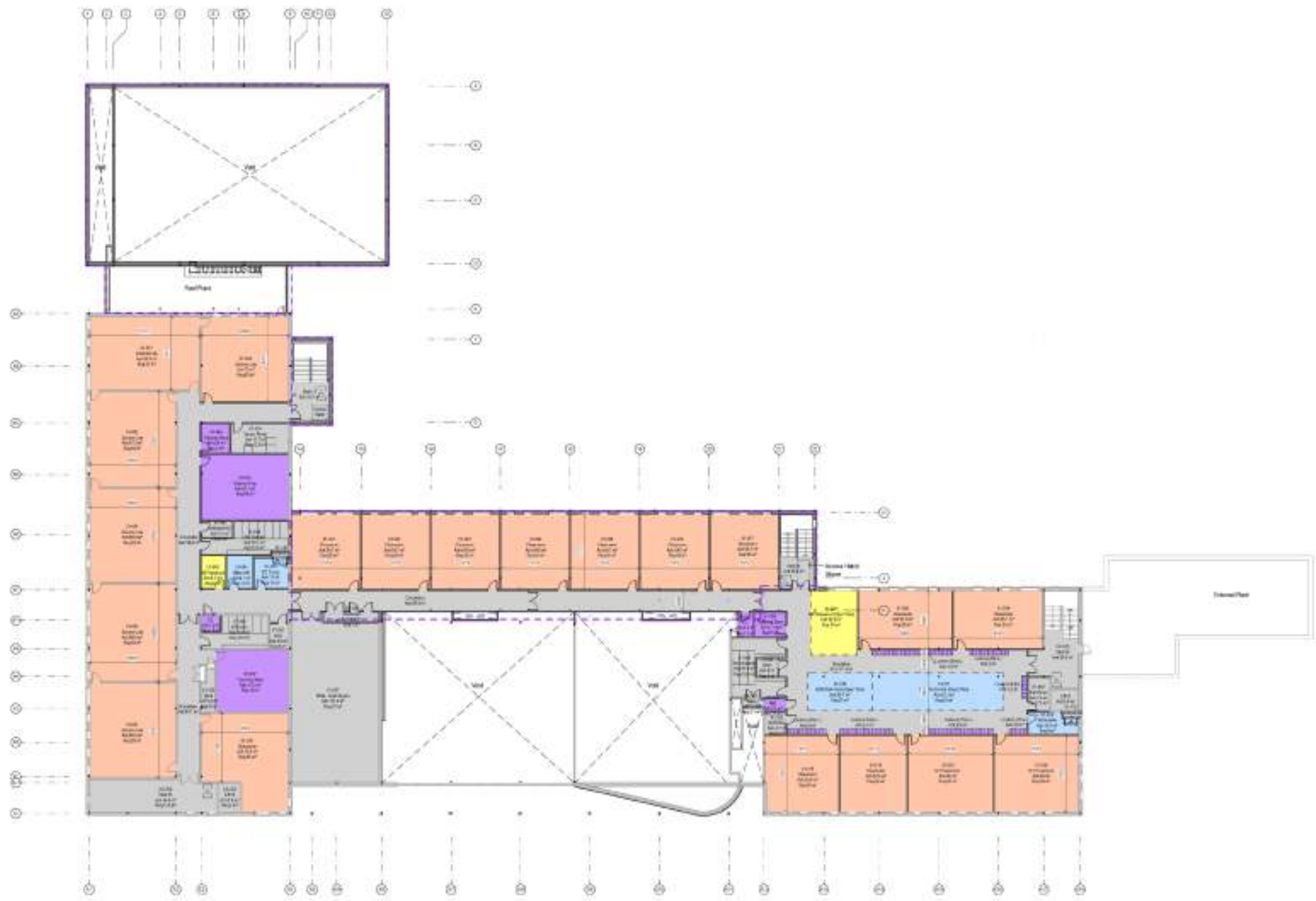
Circulation has been rationalised throughout the first floor with all previous blind spots removed. There are two main intersecting straight corridors running East to West and North to South which lead to all the teaching spaces and connect to the stairs and lift to the ground floor. An additional escape stair has been added adjacent to the science labs.

The six science labs, science preparation room and associated stores are located along the North South wing. Staff offices, stores, toilets, cleaners and ICT rooms are arranged along the circulation corridors. A new ICT hub room has been incorporated at first floor. Plant rooms have been rationalised / spatially co-ordinated throughout and new electrical distribution boards have been provided.

Facilities to support special educational needs are fully inclusive and identified as “Mountain Rescue” rooms which are decentralised and located at key points around the first floor.

Seven new classrooms extend along the East West corridor which continues to serve the newly created open plan Mountain Rescue resource space and adjacent newly created open plan staff work areas, surrounded by open corridors, lockers and six classrooms.

Toilet provision for students and staff has been improved throughout the first floor together with cleaning rooms and stores.



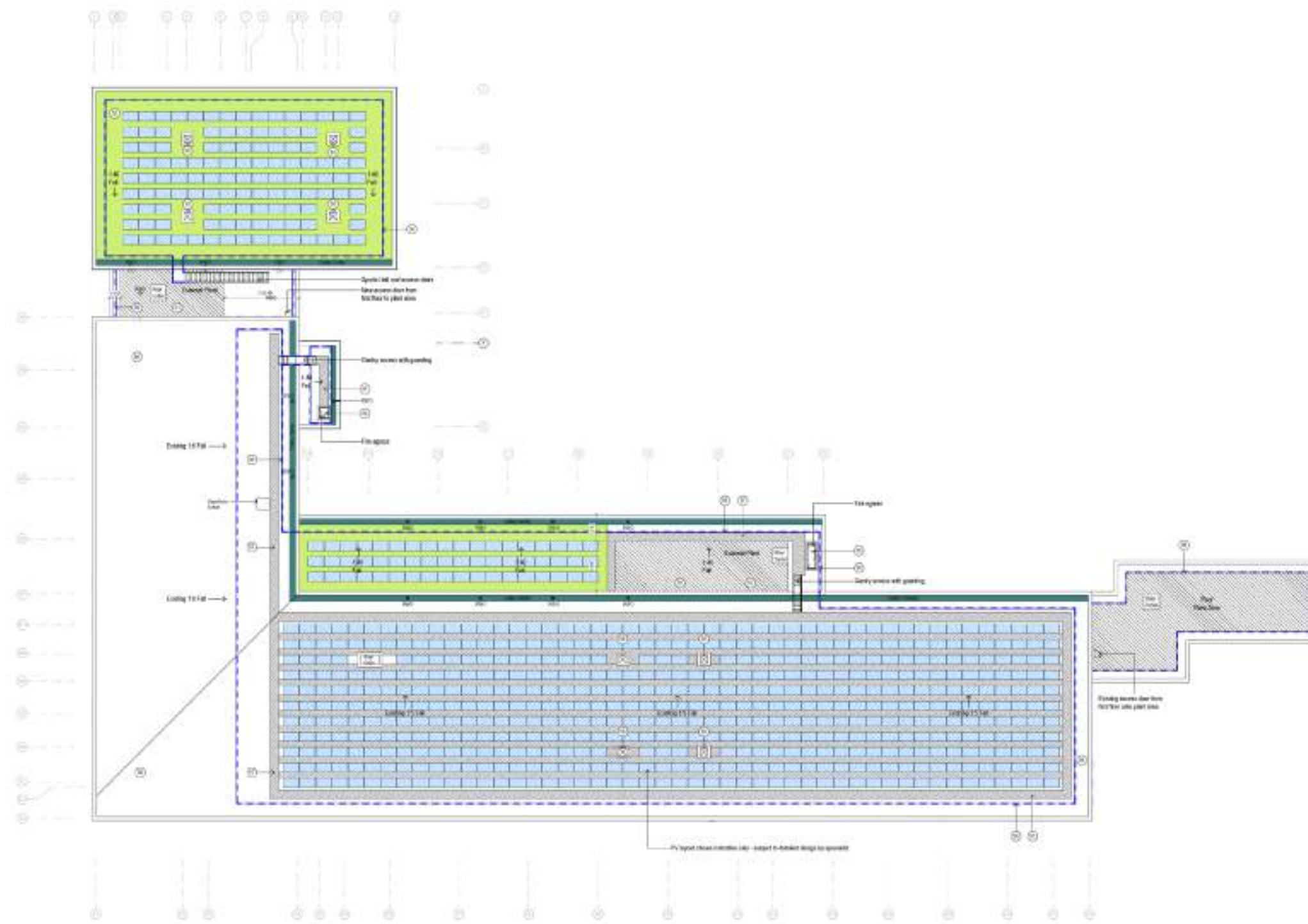


Roof Plan

The existing main L shaped block flat roof is to be renewed and upgraded to incorporate a large solar PV array.

The proposed new extensions are also flat roof incorporating biosolar systems with built up intensive green roof and solar PV arrays.

Various mechanical, electrical and ventilation plant equipment is distributed across the various flat roof area for ease of maintenance access and future flexibility.





5.0 Elevation Strategy



Biosolar roof system



Vertical standing seam cladding



White Render



Triple glazed aluminium windows



Windcatcher roof vents



Shot blasted concrete blockwork

Material Strategy

In its form, massing and materials, the school sits uniquely in its place and in contrast to the surrounding residential neighbourhood, whilst responding to the surrounding public realm. The School is on a key juncture for people moving around the new public realm, with the main school entrances accessed directly off the landscaped approach, the building creates a sheltered entrance and its own public space for parents and students to stop, meet and connect.

The striking new entrance punctuates the main school public elevation welcoming students, staff and visitors. The existing rendered facade will be retained and upgraded including new windows, glazing and signage to present a crisp, modern public frontage.

The new two storey teaching block extension compliments the massing, scale and appearance of the existing refurbished school building with new matching render, windows, glazing and contrasting a hard wearing blockwork plinth that continues around the external hard landscaped courtyard linking with the new stair tower and sports hall. All existing windows and external doors will be replaced.

The new stair tower and sports hall volumes are expressed in vertical standing seam metal cladding with integral windows to match elsewhere.

The existing flat roof will be replaced and upgraded with a new waterproof system incorporating solar PV arrays. Biosolar green roofs, combining solar panels and green roofs with biodiverse topping, is proposed to Sports Hall and new teaching block. Natural ventilation windcatchers are provided to the Sports Hall encompassing the benefits of both top-down and passive stack ventilation.

General Arrangement Elevations



Elevation 1
1 : 200



Elevation 3
1 : 200

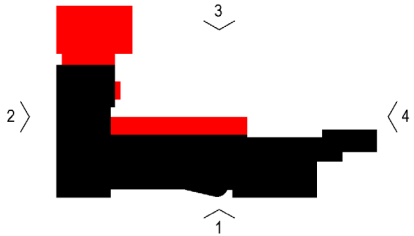


Elevation 2
1 : 200



Elevation 4
1 : 200

MATERIALS KEY		
1	Shortblasted Exposed Blockwork, colour Pewter	NBS XXX. XXX
2	Standing seam metal cladding wall system, colour Oyster	NBS XXX. XXX
3	Horizontal half round metal wall cladding system. Colour Oyster	NBS XXX. XXX
4	Rendered insulated external wall system. Colour white	NBS XXX. XXX
5	Windows - New and existing to be replaced. PPC aluminium triple glazed window system. Frame colour light grey.	NBS XXX. XXX
6	Existing render cladding system to be retained and re-painted.	NBS XXX. XXX
7	Glazed doors - PPC aluminium triple glazed. Frame colour light grey.	NBS XXX. XXX
8	Metal faced doors. Flush faced to Sports Hall. Colour light grey.	NBS XXX. XXX
9	PPC aluminium louvres to plant. Colour light grey.	NBS XXX. XXX
10	Vertical half round metal wall cladding system. Colour Oyster.	NBS XXX. XXX
11	Engineered brickwork plinth. Colour to match existing.	NBS XXX. XXX
50	Reinforced bitumen membrane. BauderSolar PV system.	NBS XXX. XXX
51	Inverted roof with paving and ballast	NBS XXX. XXX
52	Green Roof over Sports Hall. DauberRock Acoustic Trough Fillers. Bauder BioSolar and Biodiverse system.	NBS XXX. XXX
53	Green Roof over Teaching Block. Bauder BioSolar and Biodiverse system.	NBS XXX. XXX
54	Roof Access Hatch and Ladder system	NBS XXX. XXX
55	Service Stair Access	NBS XXX. XXX
56	Counter weight balustrade	NBS XXX. XXX
57	Slip resistant walkway tiles for maintenance access	NBS XXX. XXX
58	Wind catcher vent	NBS XXX. XXX



Partial Elevations - New Teaching Block



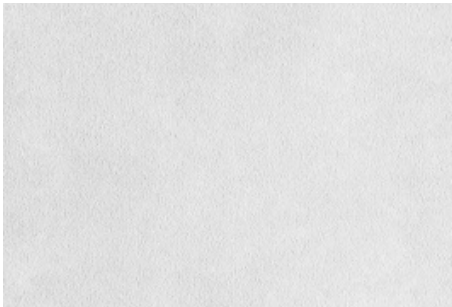
View towards New Teaching Block



New Teaching Block Elevation



Shot blasted concrete block



White Render

Materials Key

- 1. Shot-blasted exposed blockwork, colour Pewter
- 4. New rendered insulated external wall system, colour White
- 5. New PPC Aluminium triple glazed window system. Frame colour light grey.

Partial Elevations - New Sports Hall



Sports Hall North East Elevation - Standing Seam Cladding

Materials Key

- 1. Shot-blasted exposed blockwork, colour Pewter
- 2. New standing seam metal cladding wall system
- 5. New PPC aluminium triple glazed window system, frame colour light grey
- 6. Existing render cladding system to be retained and re-painted
- 9. PPC aluminium louvres to plant, colour light grey
- 56. Counter weight balustrade
- 58. Wind catcher vent



Contemporary Precedence



Standing Seam Build-up Isometric

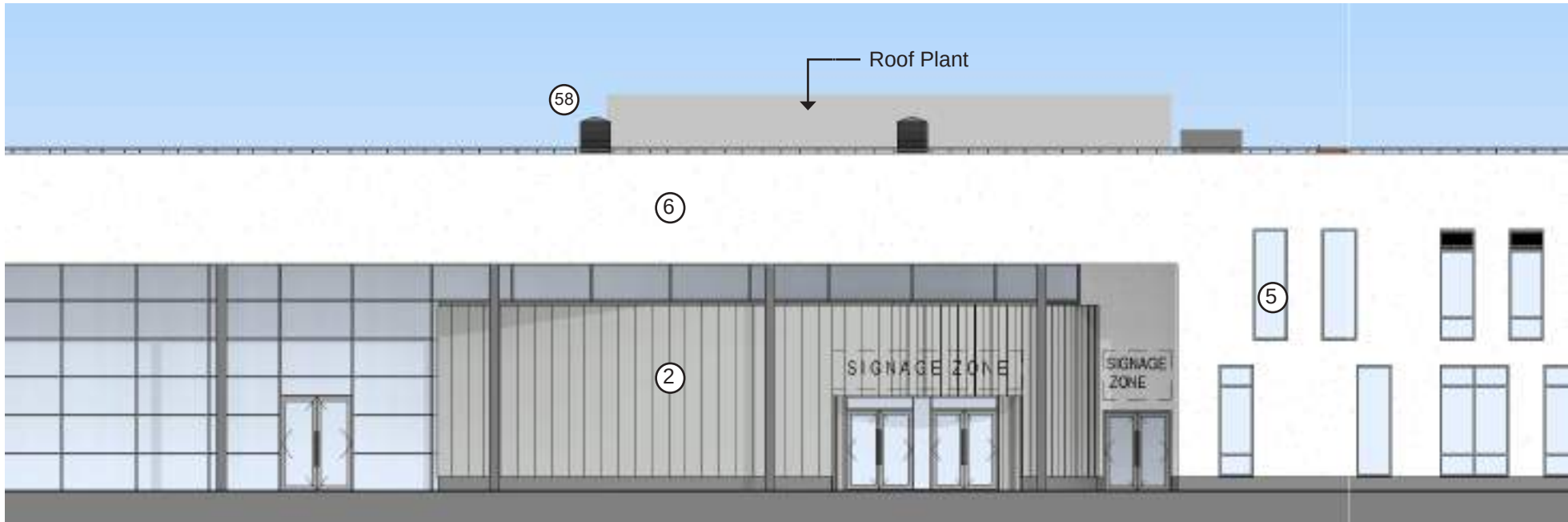


Standing Seam Vieo - Colour shown indicative



View onto Sports Hall North East Elevation - Standing Seam Cladding

Partial Elevations - Front Entrance Re-cladding



Front Entrance Elevation - Standing Seam Cladding

Materials Key

- 2. New Standing seam metal cladding wall system
- 6. Existing render repainted white
- 5. Existing window to be replaced. PPC Aluminium tripled glazed window system. Frame colour light grey.
- 58. New wind catcher vent



View towards front entrance - Standing Seam Cladding



Existing Cladding



6.0 Planning Statement

Planning Policy Context

National Planning Policy Framework

The revised NPPF published in July 2021 sets out the Govt’s proposed economic, environmental and social planning policies for England. The NPPF carries forward the Government’s commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system. The NPPF also carries forward requirement for Local Planning Authorities to approve development proposals without delay unless the adverse impacts of allowing development significantly and demonstrably outweigh the benefits.

The Development Plan remains the statutory basis for the determination of planning applications unless material conditions indicate otherwise. The NPPF constitutes guidance for LPA and decision-takers both in drawing up plans and as a material consideration in determining applications.

NPPF sections relevant to the Proposed Development:

Section 2: Achieving Sustainable Development

Section 8: Promoting Healthy and Safe Communities

Section 9: Promoting Sustainable Transport

Section 11: Making Effective Use of Land

Section 12: Achieving Well-Designed Places

Section 13: Protecting Green Belt Land

Section 15: Conserving and Enhancing the Natural Environment

Ministerial Statement on Planning for Schools (2011)

This policy sets out commitment to support development of state-funded schools and their delivery through the planning system. This sets out the Govt’s commitment to meeting the growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. As part of this, they aim to enable new schools to open, good schools to expand, and all schools to adapt and improve their facilities, allowing more provision and greater diversity in the state-funded school sector to meet demographic needs and the drive for increased choice and higher standards.

In terms of decision making, the statement underlines that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools. As such, there is clearly a presumption in favour of the development of new school facilities set out in this statement, and this should apply significant weight in favour of the proposals.

The Development Plan for the Site comprises the Manchester City Council Core Strategy Development Plan (adopted July 2012) and the ‘saved’ Unitary Development Plan Policies (policies ‘saved’ in 2007).

Manchester Core Strategy 2012 – 2027

The Site is allocated as being situated within the Wythenshawe policy area which is covered by **Core Strategy Policy EC 10 – Wythenshawe**. This policy relates to employment uses and economic development, which is not relevant to the Proposed Development. The Site is also situated in a new residential area under **Core Strategy Policy H 7 – Wythenshawe**, which is also not relevant to the Proposed Development.

It is noted that under **Core Strategy Policy EN13 – Green Belt**, the far western extent of the Site is included in the Green Belt, however, no development is proposed in this area and as such, there will be no impacts upon the openness of the Green Belt. The refuse store for the school is situated in this location but that will remain as existing. The following adopted Core Strategy policies are also considered relevant to the Proposed Development:

Policy SP 1 – Spatial Principles, states that development in all parts of the city should make a positive contribution to neighbourhoods of choice including:

- creating well designed places that enhance or create character.
- making a positive contribution to the health, safety and wellbeing of residents
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy T1 – Sustainable Transport, states that the Council will support schemes which facilitate modes of transport that reduce carbon emissions e.g. by incorporating charging points for electric vehicles, subject to their appropriate design and location, reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties, and take account of the needs of road users according to a broad hierarchy consisting of, in order of priority:

1. Pedestrians and disabled people
2. Cyclists, public transport
3. Commercial access
4. General off peak traffic
5. General peak time traffic

Policy T2 – Accessible Areas of Opportunity and Need, states that all new development should provide appropriate car parking facilities, taking account of the guidance in appendix B of the Core Strategy. The car parking standards are maximums and the cycle and disabled car parking standards are minimums. However, the Council will take the circumstances of each proposal into account to establish what level of parking is appropriate. Car and cycle parking standards for higher education proposals are as follows:

- o Car parking: 1 space per 2 staff
- o Accessible parking: case by case basis
- o Cycle parking: 1 space per 5 staff plus 1 space per 3 students

Policy EN 1 – Design Principles and strategic Character Areas, states that Wythenshawe was developed along the principles of the ‘garden city’ movement. The principal features to be retained in any new development is the sense of the existing low rise suburban character set within soft landscape.

Policy EN 3 – Heritage, states that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings.

Policy EN 4 – Reducing CO2 emissions by enabling low and zero carbon development, states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

All development must follow the principle of Energy Hierarchy, being designed to:

- reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
- reduce the need for energy through energy efficient features such as improved insulation and glazing; and
- meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN 6 – Target Framework for CO2 Reductions from Low or Zero Carbon Energy Supplies, states that applications for developments over 1,000 sq m will be expected as a minimum to meet the target shown in Table 12.2 of the Core Strategy, unless this can be shown not to be viable. This should be demonstrated through an energy statement, which may be submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development. The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows:

- Target 1 Network development areas: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling).
- Target 2 Electricity intense areas: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes.
- Target 3 Micro-generation areas: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical. Where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the ‘% Minimum requirement’, the reduction required under building regulations would apply.

Policy EN 8 – Adaptation to Climate Change, states that all new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

Policy EN 10 – Safeguarding Open Space, Sport and Recreation Facilities, states proposals that improve the quality and quantity of accessible open space, sport and recreation in the local area and improve access to open space for disabled people will be supported.

Policy EN 19 – Waste, states that all developers will be required to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.

Policy DM 1 – Development Management, states that development should have regard to specific issues such as, inter alia; design, amenity, crime, health, refuse, access, car parking, biodiversity, green infrastructure, drainage and energy.

‘Saved’ Unitary Development Plan Policies

The following ‘saved’ policy from the Unitary Development Plan is considered to be relevant to the Proposed Development:

Policy DC26.1, highlights the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a.the effect of new development proposals which are likely to be generators of noise
- b.the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone

The Places for Everyone: Submission Plan (the joint Development Plan Document for nine districts in Greater Manchester), was submitted to the Secretary of State for examination on 14th February 2022. Examination is still taking place. The emerging policies relevant to this application are set out below, and can be afforded, limited weight at this present time. The Site is not allocated for development within the draft policies Proposals Map for the Places for Everyone: Publication Plan.

As previously outlined, part of the site ever so slightly intrudes on the green belt. However, this part of the Green Belt is proposed to be deleted by the Places for Everyone Plan, to enable the development of Mediapark which is proposed to be allocated to the west of the Site, beyond Clay Lane, under Policy JP Allocation 3.1.

The other draft policies of relevance to the Site and the Proposed Development are as follows:

- Policy JP-S 1 Sustainable Development
- Policy JP-S 2 Carbon and Energy
- Policy JP-S 4 Resilience
- Policy JP-S 5 Flood Risk and the Water Environment
- Policy JP-S 6 Clean Air
- Policy JP-S 7 Resource Efficiency
- Policy JP-G 2 Green Infrastructure Network
- Policy JP-G 7 Trees and Woodland
- Policy JP-G 8 Standards for Greener Places
- Policy JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P 1 Sustainable Places
- Policy JP-P 5 Education, Skills and Knowledge
- Policy JP-P 6 Health
- Policy JP-P 7 Sport and Recreation
- Policy JP-C 1 An Integrated Network
- Policy JP-C 4 Streets for All
- Policy JP-C 5 Walking and Cycling
- Policy JP-C 7 Transport Requirements for New

Development



7.0 Universal access

Universal Access

Relevant Legislation

The legislation that is of particular relevance is:

- Disability Discrimination Act (1995)
- Disability Discrimination Act (2005)
- Equality Act (2010) which replaces major parts of the Disability Discrimination Act
- Special Educational Needs Act 2001 (SENDA)
- The Building Regulations, Approved Document M, Access to and use of Buildings 2004
- Town and Country Planning Act 1990

Other Sources of Guidance

There are numerous regulatory documents that will be consulted throughout the design process to ensure current best practice is met. The documents include, but are not limited to, the following:

- Designing for Accessibility (2004), Published by Centre for Accessible Environments, London.
- BS5588: Part 8:1988, Fire Precautions in the design, construction and use of buildings – Code of Practice for means of escape for disabled people, BSI, 1988
- BS8300: 2009, Design of Buildings and their approaches to meet the needs of disabled people, Code of Practice
- British Standard 9999:2008 (April 2009)
- British Standard 8300:2009 (amended 2010)
- Planning and Access for Disabled People – A good practice guide (ODPM)

Disability Discrimination Act (DDA) 1995

This Act makes ‘... it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services or the disposal or management of premises; to make provision about the employment of disabled persons.’

Disability Discrimination Act 2005

In addition to the DDA 1995, amendments in 2005 were designed to extend rights and provisions for disabled people. The Act also clarifies the various roles and responsibilities, as well as further clarifying the definition of ‘disability’.

Equality Act 2010

‘The main purpose of the Equality Act 2010 (EA) is to streamline and strengthen anti-discrimination legislation in Great Britain. It provides the legal framework that protects people, including disabled people, from discrimination. It replaces a range of anti-discrimination legislation, including the Disability Discrimination Act 1995 (DDA) and subsequent amendments.

The EA ensures that the legal framework of equality law is more consistent for all people with protected characteristics, for example, race and gender. By simplifying and consolidating previous equality legislation, the Act is intended to be easier to operate and understand than previous equality legislation.’

Quoted from the Office for Disability Issues website, odi.dwp.gov.uk ‘Equality Act 201 and the Disability Discrimination Act 1995’

Circulation

Unlike the existing building, it is intended that the new circulation areas will be designed to ensure unobstructed access. Clear lines of sight maximise accessibility throughout the building. This reduces confusion, and dependence on signage.

The design considerations that have been taken into account are:

- All corridors to accommodate a minimum width of 1500mm, with no obstructions such as furniture or fire extinguishers projecting into the clear corridor width which would present a hazard to children, wheelchair users or blind and partially-sighted people.
- Circulation routes should provide splayed or radius corners wherever possible.
- Main corridors to have a minimum width of 1800mm to allow two wheelchairs to pass one another.

Internal doors will maximise accessibility without compromising privacy, safety or security. Each door will provide at least the minimum effective clear door opening appropriate to the width and direction of approach. We propose that all doors will:

- Not project into an access route
- Include manifestations if glazed
- Have at least 300mm alongside the leading edge of all doors to enable wheelchair users to open the door.
- Have a minimum width of 900mm when fully open. Be fitted with vision panels to enable people to see and be seen
- Will be fitted with lever type handles or ‘D’ pull handles at a height appropriate for a wheelchair user

(1000mm from floor level)

- Be light enough to be used by disabled people with limited mobility or strength

Lobbies to be designed to accommodate all users and to permit one door to close before the other is opened.

Stairs

Stairs within the refurbished market will, wherever possible within the constraints of working with an existing building:

- be well-lit
- have a tactile surface to indicate the beginning and end of the flight
- for safety, be designed to be of consistent width have unobstructed landings at the head, foot and between flights with a depth at least equal to the width of the channel of the flight
- have no more than 12 risers and uniform risers and treads in consecutive flights
- have riser heights of between 160 and 170mm, with slip resistant treads of 300mm
- have visually contrasting nosings across the full width of the step

Areas under stairs should either have guarding or be closed off to avoid anyone colliding with the underside

Escape stairs will be designed to the same standard as general access stairs, in order that they are suitable for use by ambulant disabled people and blind / partially-sighted people in an evacuation.

Handrails for stairs will be at a height of at least 900mm (1000mm at landings) on both sides running the entire length to enable those with a weakness on one side to use them.

Lifts

There are a number of existing lifts within the building, that will likely be replaced in order to increase traffic capacity, speed and efficiency for the assumed increased occupancy of the refurbished building. These will serve all floors and will:

- Be located adjacent to other means of vertical circulation
- Accommodate the expected people flow Have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting
- Conform to the requirements contained within the BS EN 81 Series

Additional consideration will be given to the material finish of external lifts and how this will be affected by the weather (including consideration of slip resistance, comfort and safety in use).

Toilets and Showers

Where provided, these spaces will be designed to BS8300: 2009 and the requirements of Part M3 of the Building Regulations.

Fully accessible toilet / showers are designed to address the requirements of people with a variety of impairments. These spaces will be fully equipped for use by disabled people.

The standard dimensions to provide adequate manoeuvring and transfer space for disabled people are:

- Unisex accessible corner WC layout 2200mm x 1500mm min.
- Accessible WC compartment for ambulant disabled people 800mm x 1500mm
- Self-contained shower room for independent use 2200mm x 2000mm Disabled people should be able to find and use suitable toilet accommodation as easily as non-disabled people. The location of the toilet, basin and other accessories in relation to the space required for manoeuvring, is critical in enabling disabled people to use various transfer techniques that allow independent or assisted use of sanitary facilities.

Wheelchair users and other users of an accessible toilet often move more slowly than non-disabled people. Facilities therefore will be provided within a reasonable travel distance from anywhere on a given floor plate to ensure that disabled people have access to the facility via the shortest available direct route.

These spaces will be located together with, and have a similar finish to standard toilet and/or shower provision, and comply with the following requirements:

- Accessible, well-lit and clearly-signed
- Have fixtures and equipment that is operable by people with poor dexterity or limited strength (operable with one hand)
- Have good visual contrast between the main features, equipment and controls inside a cubicle
- Not have timed lighting systems
- Door handles to be easy grip D handles and located on the back of doors
- Have clothes hooks sited at 1050mm and 1400mm high
- Have heating pipes and heating equipment carefully
- located and fitted with thermostatic controls.

- Be fitted with an alarm and reset button that is linked to the alarm system

Signage and Navigation

Signage should be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia. We have developed the planning of the building to be simple and intuitive as the ability to navigate independently around a building is dependent upon the basic building layout. We propose that any signage should be grounded in the following:

- Internal signage to be provided in public as well as back of house areas
- Easy to see (visual contrast with surroundings), with low glare, and easy to understand (is written concisely and in plain English)
- Rules for clear print are followed (contrast between text and background colours, large enough text and easy-to-read fonts)
- Simple illustrations or pictograms and symbols should be incorporated whenever possible
- All directional signs to and within the premises incorporate directional arrows
- The height of signage should be carefully considered to accommodate people of varying stature, as well as maintaining visibility should crowds obstruct lower positioned signage.
- Signs are well lit with their own source of light
- Tactile signage to be provided where it will benefit users

BS 8300: 2001 indicates that universally recognised symbols should be used to replace text, as an essential aid for people with learning difficulties. Where other types of pictograms and symbols are used these should be supplemented by text, and not used in isolation. The BS provides some examples. Further information on public information symbols can be found in BS 6034 and the RNIB publication Building Sight.

Lighting and Décor

Lighting and decor is important for navigation. Visually impaired people rely on being able to distinguish between the walls, floors, ceilings and doors, and between backgrounds and furniture. Specifically :

- We propose exploring the use of glare control measures such as blinds, matt finishes to combat reflection.
- We aim to consider using colour as a means of assisting orientation, for instance, using one colour for the floor surface to denote areas of public circulation
- We aim to consider using changes of floor finish in a

similar way as colour

- We aim to provide adequate contrast between doors, walls, floors and ceilings, and between furniture and the background against which it will be viewed
- We aim to develop a strategy to distinguish between trims such as coving, skirting boards, architrave, dado and handrails, door handles, finger and kick plates by use of colour, tonal and textural contrast

It is important to recognise that wheelchair provision is only one aspect of building accessibility, in fact it is the extreme situation. In addition to providing level access, the site wide access solutions will address other impairments including those associated with vision, audible and mobility.

- A combination of natural and artificial lighting to be provided where possible to enhance circulation routes
- To avoid glare, confusing reflections or shadows Transitional lighting to be provided between areas of lighting level changes to allow people's eyes to adapt to the different levels
- Reception, information points, counters around the market to be lit to allow lip reading
- Careful use of down lighters to ensure shadows are not created across people's faces, making lip-reading difficult.
- Up lighters avoided on pedestrian routes.
- 100 lux should be achieved at floor level including stair tread level, ramp level, on landings of stairs and ramps, within corridors and landing spaces in front of lifts
- Visually contrasting non-reflective materials are to be used within areas that could be affected by direct sunlight
- The use of lighting for effect must be balanced with the need to maintain a safe environment, particularly for partially sighted people
- Daylight bulbs to be used within task lighting

Emergency Egress

Clear signage and wayfinding for people unable to use stairs without assistance, one or more refuge points must be provided on each level offering a place of relative safety until assistance arrives

- A two way communication device will be provided at all refuge points
- The size and number of refuges to be relative to the numbers of expected disabled people within a particular building or facility

Refuse and Recycling

The existing refuse and recycling provision is to be

retained in it's current two locations, one at the front opposite the kitchen and one at the rear service access.

Please refer to the Landscape proposals drawings.

Fire Tender Access

The proposed design will allow access for all blue light and emergency vehicles directly on the roadway with dry riser access for firefighters.



8.0 Landscape

Topography

Access and Circulation

Pedestrians

	Site Boundary		Proposed allotment planting TBC
	Existing Building		Outline Specification: Plants in 3.5 litre containers @ 3-6 plants per sq
	Proposed Building Extensions		Proposed Hedge Planting Outline Specification: Plants to be 90-120cm high planted at 400mm o/c double staggered row Example species - Fagus sylvatica to match existing
	Existing Building to be demolished		Biodiversity Nature Area Example mix: WFG2 Flowering Meadow WFG15 Countrylife, Schools & Colleges MUGA - carpet to be replaced on existing sub-base
HARD LANDSCAPE			
	Existing pedestrian grade tarmac/adam.		
	Existing vehicular grade tarmac/adam.		
	Existing asphalt wearing course to be planed off and re-laid		
	Vehicular grade tarmac, to engineers specification.		
	Pedestrian grade tarmac, to engineers specification.		
	Existing Block Paving		
SOFT LANDSCAPE			
	Existing tree/vegetation to be removed Subject to Tree Survey to confirm		
	Existing Trees retained		
	Existing Formal Hedge retained		
	Existing Informal Hedge / dense vegetation retained		
	Existing Grass retained		
	Proposed Grass		
	Proposed tree planting in soft landscape. Outline Specification - Trees to be Extra Heavy Standard [16-18cm, 18-20cm girth], rootballed, installed with below ground girding system. Exact positions to be confirmed. Example tree species: <i>Acer campestre</i> 'Streetwise' <i>Carpinus betulus</i> 'Frans Fontaine' <i>Prunus Acoladde</i> <i>Sorbus aucuparia</i> 'Sheenwater seedling'		
	Proposed shrub planting Outline Specification: Plants in 3.5 litre containers @ 3-6 plants per sqm Example planting species - <i>Buxus sempervirens</i> <i>Ceanothus</i> 'Blue Mound' <i>Cornus sanguinea</i> <i>Euonymus fortunei</i> 'Silver Queen' <i>Habe</i> 'White Gem' <i>Heuchera</i> 'Plum Pudding' <i>Pachysandra terminalis</i> <i>Philomium</i> 'Bronze Baby' <i>Skimmia japonica</i> 'rubellat' <i>Stipa tenuissima</i>		
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

Cyclists

Vehicles

The car park itself will operate a one-way system and have clearly marked accessible parking spaces, EV charging points and drop off bays.

Boundaries and Security

The proposed new fencing to the front of the school will be 2.4m high weldmesh fencing to match the existing weldmesh fencing boundary being retained. This will provide a secure boundary that wraps around the car park area and ties in with existing boundary lines. This boundary type will also be used to separate the main school access and the student access.



Boundaries and Security continued

Pedestrian gate positions to the front of the school will be retained and renewed to suit the proposed new fencing. Vehicular gates will be provided to the car park entrance and egress points to continue the secure line back to the existing fence that wraps around the pond area. Gated access can also be found off Clay Lane. This provides vehicular access for servicing. Users of the sports facilities out of school hours will park in the car park and have to walk around the building.

External Spaces

The area to the front of the building is mainly being retained as existing. This consists of a 'plaza' entrance space leading to the main access points of the school. Bands of existing block paving and tarmac form this space which is all flush with some hedge planting to it. The front of the school also includes an existing soft grassed area which is to be retained and improved with additional tree planting. The existing refuse area is found to the edge of this space which will also be retained.

The rest of the area to the front of the school forms the car park area for the school. This is the existing car park area for the school and to be retained as much as possible. Some additional planting areas are proposed to soften the car park and help form a buffer to the perimeters. The parking bays will be re-marked and re-configured where needed, but the footpath and levels are to remain as existing.

The areas to the rear of the school are also to remain as existing. The majority of this space is taken up by the MUGA pitch which is to be resurfaced but the perimeter fencing and extent of this area is to remain unchanged. The surrounding hard and soft landscape areas will be retained as existing too.

The area where the school is to be demolished is proposed to be a flat area of tarmac but also an area of soft. The soft area is to consist of a useable grassed area with raised 'allotment' planting beds positioned close to the hardstanding for ease of access. To the rear of this soft landscape area, proposed grass / perennial and annual flower mixes are shown to encourage habitats into the grounds. This will also provide visual seasonal interest and colour. Additional tree planting is also shown along the north east boundary.

Green Infrastructure

New tree planting will be found to the existing soft landscape area to the front of the school as well as to the new area

of grass to the rear of the school. Species will be suitable in size and be appropriate for a school setting. Some suggested species are provided as part of the General Arrangement Plan.

The proposed grass area to the rear of the school building will also include mixes of grass and perennial planting. This is to help promote biodiversity for reasons of wildlife conservation and curriculum learning.

The planting palette for ornamental shrubs and herbaceous plants will include a base of evergreen species for year round structure and be complemented by plants that provide additional interest in terms of colour and texture. Some suggested species are provided as part of the General Arrangement Plan.

Proposed hedge planting along the boundary with Greenbrow Road will help fill the areas between the existing planting being retained. This hedge planting will also mitigate against the hedge planting removed from the centre of the car park as part of the proposed works. The hedge specimen will match that being retained to the front of the school.

The existing vegetation to the south west and western boundaries will also be retained. The extent pruning works required in order to installed the new boundary fence is to be kept to a minimum but is to be confirmed by a suitably qualified arborist.



9.0 Conclusion



Conclusion

The overall layout is educationally driven, developed against central government design standards to ensure we are delivering a facility of the highest educational and architectural quality. We have considered the arrangement and relationship between the internal and external spaces which best supports the individual learner, providing an excellent learning environment for children and working environment for teachers, and a welcoming environment that will create a strong sense of place and legacy within its community.

We have developed an educationally driven facility that will meet the needs of the community through engagement with the provider. We have collaborated with the education lead to develop an educationally led solution, applying our own experience of working with other education providers and LA's, broad portfolio of schools delivered under different pedagogies; and a thorough knowledge of the various design and technical guidance and codes.

The proposals respond to the brief, existing building constraints and site opportunities to provide high quality new educational facilities that meet the Dixons Trust's estate vision and ambition over the next 5 years to consolidate the school and grow it, through the proposed development, to fill the maximum secondary school places of 750 pupils.

The design has been developed collaboratively with our wider consultant team, including services, structures, environmental and acoustics specialists to positively improve the school environment together with positive impacts upon the surrounding neighbourhood through sustainable design, energy efficiency, and bio diversity net gains.



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www.ibigroup.com

CONTACT US
Arcadis IBI Group
Dantzig Building, Fourth Floor
Dantzig Street, Manchester, M4 2AL
T. 0161 696 4980

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