Design and Access Statement for a Modular Building

St. Kentigern's Roman Catholic Primary School, Bethnall Drive, Fallowfield, Manchester M14 7ED

1. Introduction

1.1. This design and access statement has been prepared to support the application for permission to erect a modular building for educational purposes. The premise will provide an educational facility in the form of one 41.3sqm teaching space and second teaching space of 30.79sqm. The proposed site location is to the north-west of the school, joining onto the rear paved and tarmacadam surfaces. The proposed site location is currently used as an external storage space.

2. The Property

2.1. St. Kentigern's RC primary school, situated in Fallowfield, converted into an academy in 2022 and now serves 455 pupils and their families. The school was constructed circa 1970's from masonry brick cavity external walls with felt flat roofs and UPVC cladded fascia boards.

2.2. The school has 2no grassed playing fields, 4no tarmacadam football/basketball courts along with additional tarmacadam playing surfaces. The school has one main car park with relevant parking lines. The boundary consists of 2m high weldmesh security fencing with matching double vehicle access gates and pedestrian access gates. All access gates are secured via a padlock and locked after school hours by the caretaker. The rear of the school abuts various allotment spaces.

3. Design Proposal

3.1. The modular building construction is to be manufactured by Moduplan and tailored to the client's specification by Cassidy + Ashton. Assembled using 2800 x 1500 & 1400 interlocking modular panels in the form of pressure treated timber and 100mm Kingspan insulation finished with MDF board and cladding on the exterior, finishes are to be finalised with the client. The applicants plan consists of one 41.3m² teaching space a second 30.79m² teaching space, 1no single staff/accessible W/C, 1no single W/C's, 1no main entrance/cloakroom and 1no store room housing the plant equipment. There will be 1no leaf and a half main entrance door, 2no single leaf external access doors from the classrooms and a number of single access doors internally which will meet approved document B (Fire) & Q (Security). The design allows pedestrian traffic to flow through the building via the lobby and classroom access doors.

3.2. The roof is insulated steel decking pitched towards the rear of the building and rainwater is to run off into the existing surface water drain. Foul water is to connect to the existing main sewer and all works are to be in accordance with approved document H. The foundation proposed is to be an insulated concrete pad which is to be made level with the existing tarmacadam surfaces.

3.3. There will be a new 2m high weld mesh fencing and access gates to the proposed modular building to allow for a safe and segregated path to and from the new

modular teaching spaces. The fence will be erected under permitted development rights.

4. Layout

4.1. No change has been proposed to the existing school layout.

5. Scale

5.1. The gross external area equates to 102.86m² and the final dimensions are 13.9m x 7.4m with a maximum height of 3.47m including the 100mm exposed concrete foundation. The proposed design will not extend beyond the schools existing roof line.

6. Appearance

6.1. The proposed area for the new modular building has a mesh fence boundary as well as timber fencing on the residential side of the boundary meaning the surrounding residents will have limited visibility onto the proposed site. The modular building is proposed to reside close to the existing free standing teaching building and the building will provide extra privacy for the nearest playground.

7. Access

7.1. The location offers a range of adequate transport links in and around Fallowfield, Manchester. The area is set within the M60 ring road with junctions within 10 miles of the proposed site connected via A & B roads. Furthermore, Mauldeth Road train station is the nearest train station, situated within the nearby village of Ladybarn offering great means of public transport assisted by regular bus services running through Fallowfield.

7.2. The school has 22 parking spaces and the initial entrance road is 2 lanes wide allowing heavy goods vehicles to access without a problem. A dedicated area within the car park will be made available for contractor parking and compound facilities.