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DESIGN AND ACCESS STATEMENT

TO SUPPORT PLANNING APPLICATION

For

Siting of New Pre-Fabricated Modular Classroom, Provision of New Fencing and Provision of Additional Vehicle Parking

at

Co-operative Academy of Manchester
Plant Hill Road
Higher Blackley
Manchester
M9 0WQ



1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared to accompany a planning application for the provision of a new pre-fabricated modular classroom, installation of fencing and creation of additional parking spaces within the grounds of Co-operative Academy of Manchester at Higher Blackley in, Manchester.

1.2 The proposal of the modular building will provide additional teaching accommodation required to serve an increase in pupil numbers at the Academy. The additional parking will replace current parking spaces lost in due to the siting of the proposed modular building. The proposed fencing is to segregate and secure areas of the site within the existing curtilage/boundaries.

1.3 Reference should be made to drawings and supporting information that accompany the Planning Application.

2.0 SITE DESCRIPTION

2.1 The Co-operative Academy of Manchester site is located in Higher Blackley, approximately 3 miles north of Manchester City Centre.

2.2 The overall Co-operative Academy of Manchester site dates to the early 2010's, when it was constructed in conjunction with demolition of the former Plant Hill High School and associated buildings formerly located on the site. During the late 2010's an extension was constructed to facilitate an increase in pupil numbers.

2.3 The elements of work proposed are located in a number of areas on the Academy site, though all are generally to the south and east of the existing buildings on the site.

2.4 Access to the Academy site is via several entrances located along Plant Hill Road, and includes a mixture of pedestrian and vehicle access points.

2.5 In terms of the overall site, the proposed modular building is to be located on an existing car park to the eastern side of the Academy site. New vehicle parking will be created on two separate existing car parking areas, one to the eastern side of the main Academy buildings and one to the south of the Academy buildings. New fencing will be provided in three separate areas all to the south and east of the site.

2.6 The overall Academy site is approximately 6.28 hectares. The modular building has a footprint of approximately 0.015 hectares. The new parking areas will occupy around 0.01 hectares (8 no. parking spaces) and 0.015 hectares (13 no. parking spaces) respectively.

2.7 The remainder of the overall site will be unaffected by the works.

3.0 PLANNING HISTORY

3.1 The overall site has been the subject of a number of planning applications. Most significant during recent times are the following.

.1	087301/FO/2008/N1:	CITY COUNCIL DEVELOPMENT Redevelopment of school site involving erection of part 3, part 2 storey building to form 900 place High School and 120 place post 16 element with associated works including playing fields, car parking area and subsequent demolition of existing school buildings (existing sports hall to be retained)
.2	100463/FO/2012/N1	Erection of external shelter within existing landscaped area within school grounds
.3	103500/FO/2013/N1	Construction of a new synthetic, all-weather sports pitch on part of existing school playing field, with associated features including new floodlighting and fencing
.4	112021/FO/2016/N1	Erection of new 2 storey extension (with projecting theatre space element at roof level) to north east of existing school building, laying out of new 90 space car park within existing school site, formation of replacement grass sports pitch and running track and diversion of existing footpath on public open space to west of existing school site, new hard and soft landscaping, replacement tree planting, new boundary treatment and associated works
.5	137503/FO/2023	Erection of canopy, associated servery kiosk and provision of new hardstanding

3.2 Of the previous/historic planning applications referred to above, ref's .1, .2, .3 and .4 have been implemented. Ref. .5 has not yet commenced.

4.0 PROPOSAL

4.1 The modular building proposal is for the siting of a single storey modular building on an existing car parking area. The proposed building will provide additional classroom accommodation to supplement the existing teaching at the Academy.

4.2 The provision of the modular building on the existing car park area will result in the loss of 13 no. existing car parking spaces. It is therefore proposed to provide new parking spaces elsewhere on the site to offset those lost to the modular building. A total of 21 no. new parking spaces will be created - 13 no. in an existing car parking area to the east of the main Academy buildings and 8 no. in an existing area of vehicle parking to the south-east of the main Academy buildings.

4.3 New fencing will be created in 3 locations, which are indicated on the drawings which accompany the application. All proposed new fencing is intended to manage access to areas of the site and improve safeguarding for students.

5.0 DESIGN

5.1 Use

The proposal is for the provision of a modular building to create additional class room accommodation and enhance the teaching provision at the Academy.

In conjunction with the provision of the modular building, additional areas of parking will be created elsewhere on the Academy site to replace those spaces lost from locating the modular building on an existing car park. A total of 21 no. new vehicle parking spaces are proposed.

New fencing will be provided in the vicinity of the new modular building to control student access to areas of the site around the building, and also to improve safeguarding around the new building. A further section of new fencing is proposed adjacent the main Academy building entrance, to improve security and safeguarding in this location.

All works proposed are on the Academy grounds and intended to benefit the students and teaching staff.

5.2 Scale

The proposed modular building will be 15m in length x 9.6m in width, resulting in an area of 144sq.m. The structure will be single storey with a flat roof, having an approximate height of 3.42m subject to variations in ground level on site.

The two proposed new vehicle parking areas are both located adjacent to existing vehicle parking/vehicle circulation routes, and so result in the smallest necessary footprint to create the proposed spaces. 13 no. new spaces will be created in one location and 8 no. new spaces will be created in another location.

The proposed fencing will be 2.4m in height, and will all be created within the curtilage of the site, internally to the existing boundary/perimeter fencing.

5.3 Layout & Access

The siting of the proposed modular building is to the eastern side of the Academy site. Students will access the building using circulation routes within the boundaries of the site. In locations where weaknesses or deficiencies have been identified in student security/safeguarding due to positioning of the building, new fencing is proposed to address those concerns, and that new fencing forms part of this application.

The two proposed new vehicle parking areas are both located adjacent to existing vehicle parking/vehicle circulation routes. An extension will be created to an existing parking area to the eastern side of the Academy buildings. Access to the existing car park is via Plant Hill Road, and the proposed additional spaces will be accessed using the existing vehicle entrance and car park circulation. The other new parking area is located to the south east of the Academy buildings, along a driveway providing vehicle access to the site. Access to the driveway is from Plant Hill Road, and the proposed additional parking spaces will be accessed from the existing driveway.

5.4 Appearance

The design of the modular building is standard for buildings of this nature. The building will have its own identity with there being no intention to mimic other buildings on the site. The building will be constructed from durable steel materials, having plastisol coated finishes. The main body of the building will be Goosewing Grey colour ref. 10A05, fascias and doors will be Anthracite colour ref. RAL 7016. The windows will have white uPVC frames and rainwater goods will be black.

The parking areas will be formed in tarmacadam to match the adjacent areas of hardstanding. Thermoplastic line marking will be provided to demarcate the parking spaces. Retaining walls around the perimeter of the parking spaces, required to accommodate changes in levels on site, will be formed in masonry to compliment the existing brickwork on the site.

The proposed fencing will be 'v-mesh' type security fencing, i.e. Paladin/Nylofor. The fencing will comprise steel posts with the v-mesh security fencing panels between. Where required single/double gates will be provided, which will consist of steel frames clad with the same v-mesh security fencing panels as the adjacent fencing. All new fencing and gates will have powder coated finishes, colour ref. RAL 6005. The section of new fencing adjoining the main Academy building will be provided with privacy strips to limit views into/from the Academy buildings.

6.0 CONCLUSION

6.1 This statement has been prepared to accompany a Planning Application for provision of a new modular building, creation of replacement/additional vehicle parking and erection of security fencing on land within the grounds of Co-operative Academy of Manchester, off Plant Hill Road, Higher Blackley, Manchester.

6.2 The proposed structures will be constructed using materials complimentary to the surrounding modern buildings of the Co-operative Academy of Manchester. The new parking areas and fencing will effectively be extension of existing elements, and matching materials/finishes will be utilised in formation of these.

6.3 The provision of the modular building and the associated parking and fencing works will enable the Academy to enhance their teaching provision to students.

6.4 The proposed development will solely serve the pupils and staff on site at the Academy. The development will not generate any visitors to the site and so have no impact on the surrounding areas with regards to pedestrian or vehicular traffic. The position of the proposed development is within the Academy grounds, and although the modular building will be visible from outside the site, its scale and appearance is not considered out of place given the existing buildings present on the site. The proposed car parking and fencing will have minimal visual impact.