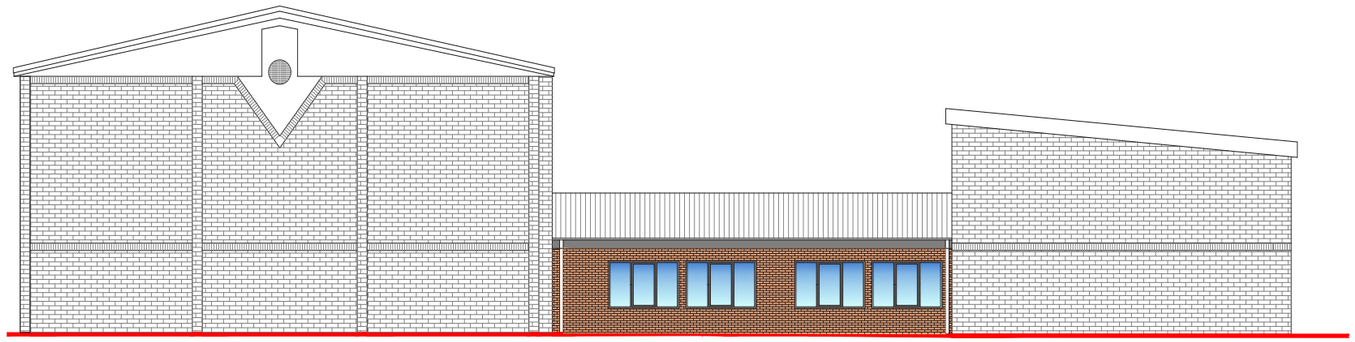
Design + Access Statement
ALWORTH ROAD BLACKLEY, Manchester

04/2023



HOWARD & SEDDON A.R.I.B.A.
CHARTERED ARCHITECTS

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Aerial Site

Introduction 1.0

Foreword 1.1

This Design and Access Statement has been prepared by Howard and Seddon Partnership on behalf of Julian Shaw to support a full planning application for Erection of a educational building (1389 sqm) to provide additional teaching space(two classrooms) for the existing school

Design and Access Statements are required by the Planning and Compulsory Purchase Act 2004. This Design and Access Statement is structured in accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2015 and DCLG guidance on information requirement and validation. The document follows the structure of the CABE guidance "Design and Access Statements — How to write, read and use them" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socioeconomic constraints and opportunities that the development site presents.

The purpose of this document is firstly, to provide information concerning the design of the development; secondly, to outline the broad design principles that have led to the form and type of development proposed and thirdly; to set the application site in context with its surroundings.



Aerial Site Boundary in Red

Introduction 1.0

Foreword 1.1

The Design and Access Statement provides an explanation of the design principles and concepts in terms of:
- Amount;
- Layout;
- Scale;

The document should be read in association with the following documents, submitted as separate supporting statements:

- Architectural Drawings produced by Howard and Seddon Architects

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

The Application 1.4

This planning application is seeking full planning permission for extension of an educational building to provide additional teaching space(two classrooms) for the existing school

The application site is located in the higher Blackley area of Manchester, approaching approximately 5.4 miles from the city centre.

The application site is not situated within a Conservation Area, and is not within close proximity of any Listed Buildings.

The proposed development has been carefully considered to present a long term and sustainable opportunity for the application site and its setting.



Looking into the site from the side



Looking from the front



Looking from the south



Looking from the side

Context 2.0

Site Location & Description 2.1

The site is surrounded by a mix of 2/2.5/3 storey residential housing including semi detached and terraced types. The site sits in a prominent location at a busy crossroads on one of the key routes in/out of Manchester. Our Lady's RC High School, established as a secondary school in 2008, shares its premises with North Ridge High School's SEN (Special Educational Needs) students. While certain facilities like halls and the access road are shared, the majority of teaching and external amenities are segregated between the two schools.The application site measures 1384sqm.

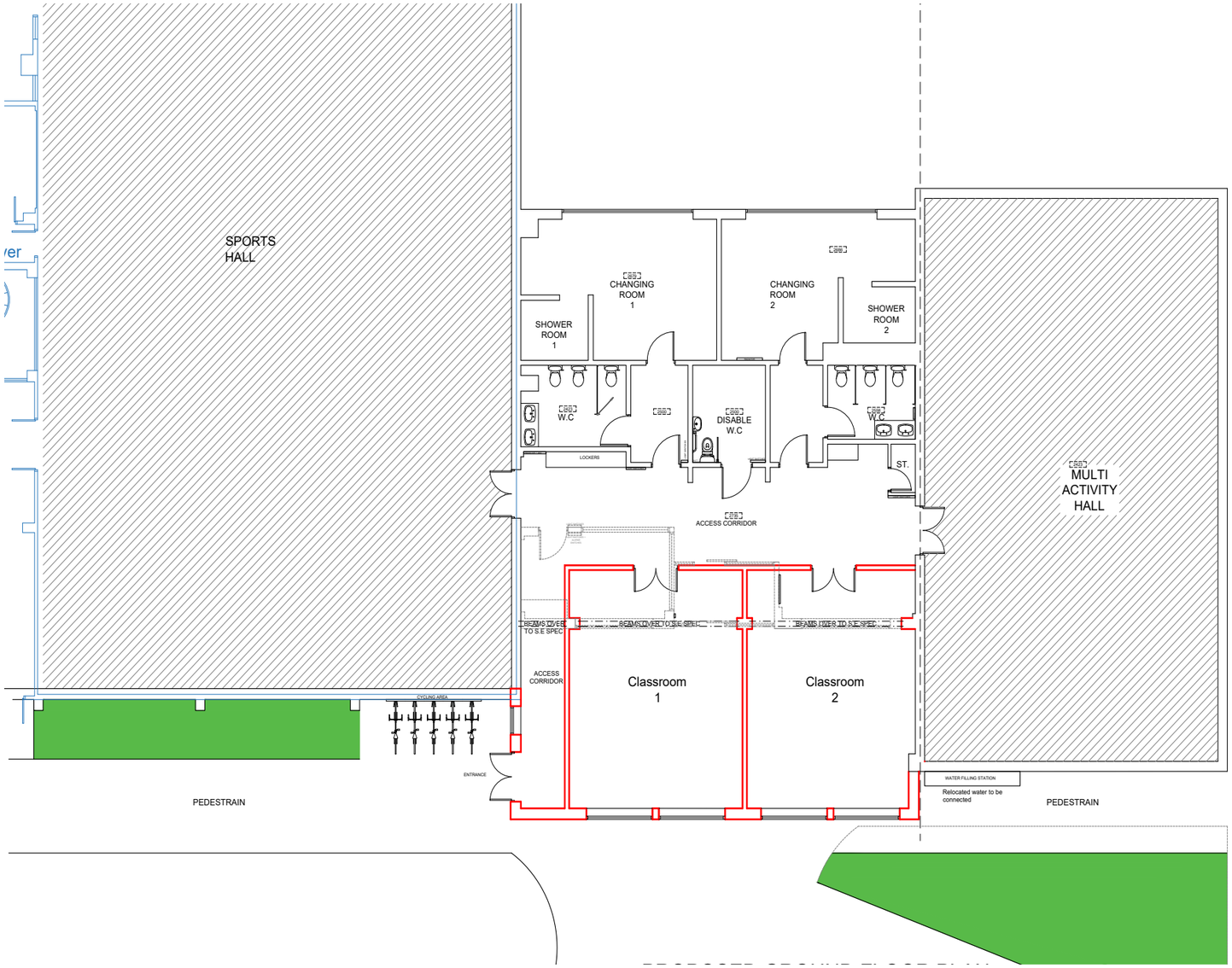
Site Setting 2.2



Site Residential Educational / Commercial Key Roads

The A6104 Victoria Ave is a major route with a regular service into Manchester city centre approximately every 25 mins with regular buses in the opposite direction towards Library & Learning Centre. The site is a short walk to the outer ring road where public transport links are available to the general wider area.

Well served by local amenities within the immediate context, with small convenience stores and Medical centre within walking distance. Within the wider context there is easy access to larger supermarkets located on the A6104 Victoria Ave. Local library"The Avenue" is



Design Consideration 3.0

Amount, Use & Scale 3.1

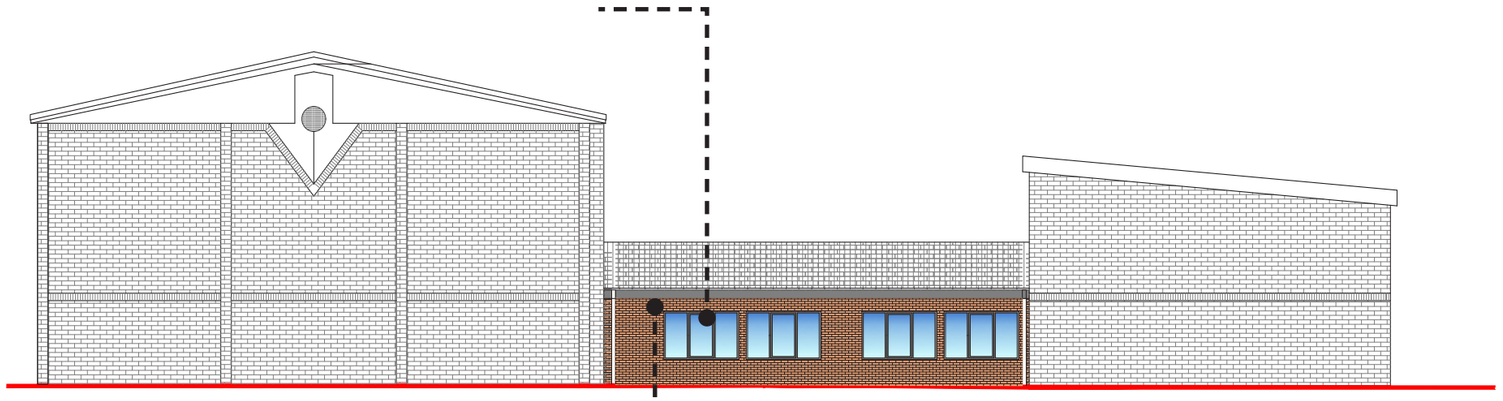
The proposed development will create an additional teaching space, including two classrooms, to supplement the existing school facilities. The current school is already experiencing overcrowding in comparison to its originally intended pupil capacity, leading to significant strain on teaching areas. However, the situation is particularly acute for communal spaces like dining areas, the library, and circulation areas. Expanding the existing building will facilitate the creation of additional learning spaces.

Materials 3.2

This application proposes an additional teaching space, including two classrooms, to supplement the existing school facilities. The proposed extension will have;

- As existing roof material or similar
- As exisitng brick material or similar
- uPVC window cills and headers as existing or similar
- Anthracite green uPVC window frames as existing or similar





PROPOSED FRONT ELEVATION1:50



Conclusion

4.0

The planned expansion aims to introduce extra educational facilities, featuring two additional classrooms, to enhance the current school amenities.

The aspiration of the project has always been to develop and deliver an efficient yet attractive development that blends within the site.








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