

LEVENSHULME HIGH SCHOOL

Levenshulme, Manchester

November 2023 – Design & Access Statement

CONTENTS

1.0 Introduction
1.1 Executive Summary

2.0 Existing
2.1 Existing Site
2.2 Opportunities and Constraints
2.3 Facilities Analysis

3.0 Proposed Design
3.1 Pre-Planning Proposals
3.2 Material Palette Options
3.3 Pre-Planning Visulisations
3.4 Site Considerations

1.0 INTRODUCTION

1.1 Executive Summary

Lancaster Maloney Martin Limited have been appointed by the Greater Manchester Education Trust to deliver an expansion scheme at Levenshulme High School located in Levenshulme, Manchester. To provide the school with 100 additional mainstream places from 1000 pupils to 1100. This will consist of an extension providing the school with an overall sum of 31 classrooms and 8 science labs, as well as additional storerooms, pupil toilets, staff workroom and office. These developments are in keeping with Manchester City Councils plan to address the urgent need within the local community for increased school places due to local developments and an increasing local population.

LMM are delivering the scheme acting as Principal Designer and Contract Administrator for all RIBA Stages 0-7. This document follows the submission of a RIBA Stage 2 report which was issued to Levenshulme High School on 7 July 2023.

This Design & Access Statement outlines current proposals for the development of the site, currently occupied by an external dining canopy. The intention behind this statement is to consolidate information from Stage 1 to 3 providing an overview of the key decisions made during the design process, developing into a formalized design ready for submission of planning application and progression to RIBA Stage 4 Technical Design Stage.

Within this statement, we include the architectural design from initial concept to proposed strategy and provide brief overview on the ideas employed for design options, materials selection, interior design and sustainability considerations.

Key Dates:

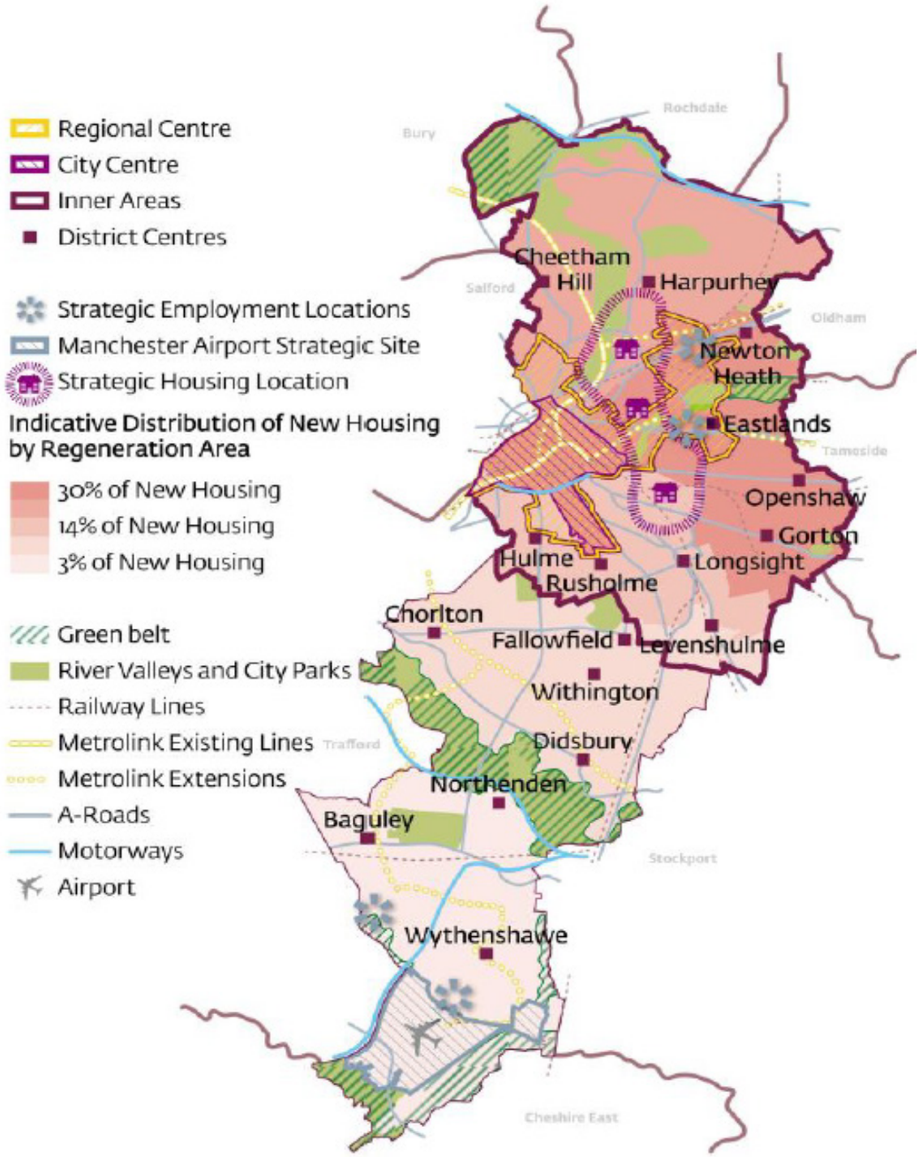
Stage 2 submitted to GMET:	7 July 2023
LMM Appointed to Stage 7:	29 September 2023
Submission of Planning Application to MCC:	15 December 2023



ARIAL VIEW OF LEVENSHULME HIGH SCHOOL EXISTING SITE & CONTEXT

2.0 EXISTING SITE & CONTEXT

2.1 Existing Site



MANCHESTER CITY COUNCIL KEY DIAGRAM
MANCHESTER CORE STRATEGY DOCUMENT 2012 - 2027

The existing high school site is located to the South of Errwood Road and North of Crossley Road, however it boarders the adjoining primary school that joins at the Crossley building to the West of the high school (Acacias Community Primary School). The school is predominantly surrounded with residential housing estates and neighbouring the Cringle Park.

The main school was constructed in 1929 and consisted of 3 separate blocks. The Errwood Block was constructed with a traditional masonry construction under a pitched slate roof. The main block is primarily used for teaching space for Maths, English, Music, Humanities, ICT, associated stores, toilets, offices and meeting rooms. To the west of the Errwood Block is the Crossley Building constructed in 2011 with a combination of brickwork and rendered panels. The block provides a number of teaching spaces including, Language, Science, Design Technology and Art Classrooms. To the ground floor there is also the school kitchen and dining space. To the east of the site is the Energy Box Building. Constructed with a steel portal frame finished with a combination of render and cladding to the external façade. The building is predominantly used for indoor sports facilities. The condition of the building is generally good with regular maintenance undertaken.

The objective of this project is to expand the school from 1000 (7FE) to 1100 (7.3FE) providing an additional 100 pupil places to commence during the academic year 2024. The additional accommodation will be used to increase the total number of general classrooms to 31 and increase the amount of science labs to 8. Additional storerooms and pupil toilets for these areas will also be incorporated into the extension.

The proposals form part of a strategy to ensure MCC can meet the Manchester Core Strategy 2012 – 2027 document which outlines a target to:

"Maintain level at 100% for GP surgery, a primary and secondary school, an employment area, and a major retail centre".

With continued growth and population statistics released from the Office of National Statistics (ONS) this target is currently failing with a portion of school children who will not have available school places from 2024 resulting in increased travel time to an available school place. Manchester City is identified as the highest risk for this occurring with a risk rating 10/10 one of four cities in the country identifying the level of need for education facilities to expand.

Within the same document, 7.1 – Key Diagram indicates a spatial representation of the core strategy and vision of MCC of how the city will develop through 2012 - 2027. One of the key strategies laid out by MCC within the document are that schools are developed in East Manchester with access to sporting facilities as this is a regeneration area which has been targeted for housing development. This has created increased pressure on local schools emphasizing a need for increased social benefits within the region which extends to education. Levenshulme High School is located within East Manchester as shown in the diagram, directly within the area where community hubs will be required due to shared housing and additional 30% new housing being considered, many of which have been constructed or are currently under construction.

2.0 EXISTING SITE & CONTEXT

2.2 Opportunities and Constraints

As part of the RIBA Stage 2 Report site opportunities and constraints were explored to determine the best course of action to minimise the impact of the school expansion on green spaces and local residents.

The school is located on an ample sized site, with good road networks and public transport links. The entrance is located to the east elevation with separate entrances points for vehicular and pedestrian access. Errwood Road is the main entrance for vehicle access directly onto the school's car park for staff and visitor use. Furthermore, there is an additional pedestrian access from Crossley Road, which is across the field with a south access gate.

As the site is located within a predominantly residential area the impact of any expansion must be considered for local road networks and surrounding properties to limit any disruption to local amenity. Relevant pre-site investigations will be undertaken and submitted as part of the planning pre-application process.

The main constraint for the school is the disruption the work would cause to the students and local community. This is a key consideration when looking at the potential options as part of the expansion.



Main Vehicle Access Gate

Visitor and Pupil Entrance

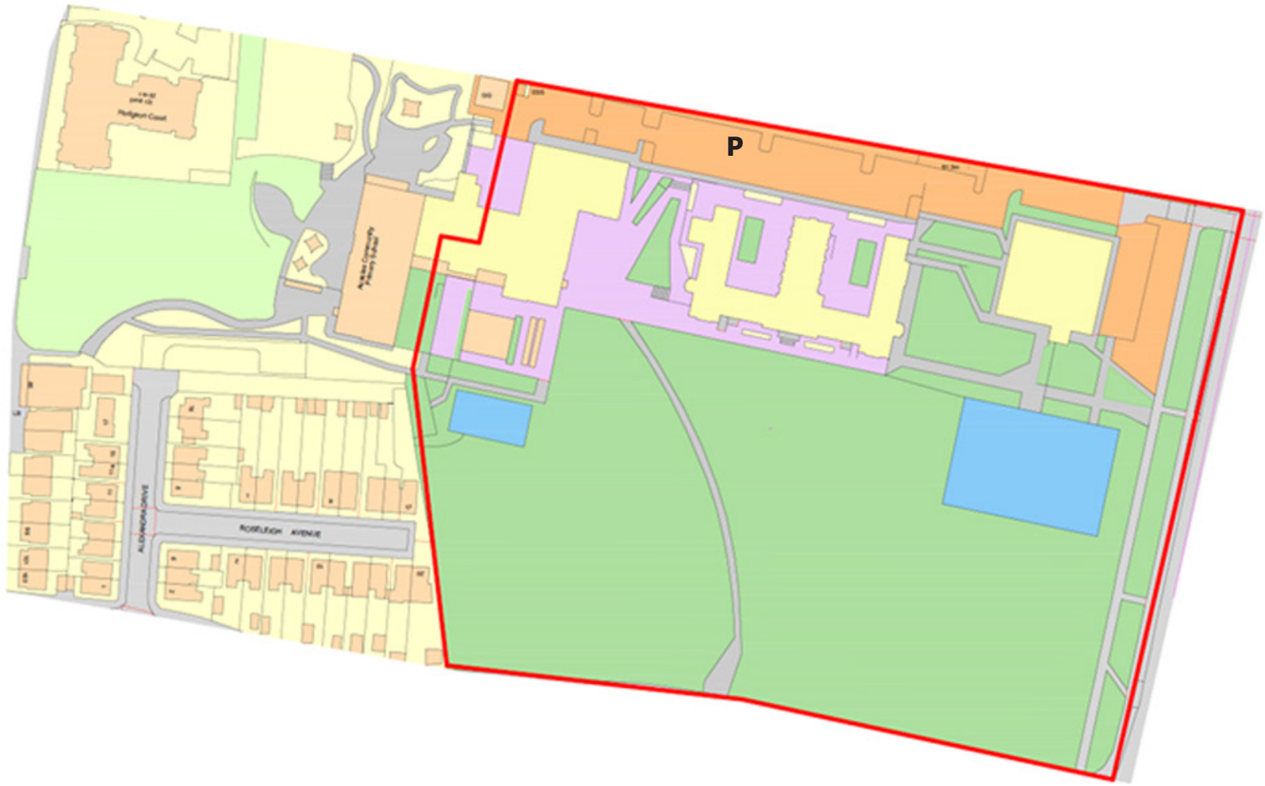
2.0 EXISTING SITE & CONTEXT

2.2 Facilities Analysis

Prior to commencing with design proposals an analysis of the existing school facilities was completed and compared with DfE Guidance more specifically conformity with BB103 Area Guidelines for Mainstream School Requirements. A general overview and findings of the BB103 comparison are shown below:

General Overview
The overall existing site is approximately: 49559m² / 4.956Ha
The total open space of the existing site is approximately: 26,786m² / 2.68Ha
The overall car park space: 4370m² / 0.437Ha
The existing hard informal space equates to approximately: 4,842m² / 0.4842Ha
To the East and West of the main site there are 2 MUGA pitches used for Hard PE lessons with a total area of: 2,367m² / 0.2367Ha
The remaining site area is a combination of soft informal space and pathways for visitors, staff and students.

BB103 Comparison
The results show that the school is undersized when compared to the requirements set out within BB103 for the majority of sections however, there is a shortfall in general teaching classrooms, science laboratories, music, staff work rooms, storage and staff offices, shown when compared to the DFE Secondary School Schedule of Accommodation Tool.



2.0 EXISTING SITE & CONTEXT

2.2 Facilities Analysis



BASEMENT LEVEL

2.0 EXISTING SITE & CONTEXT

2.2 Facilities Analysis



- General Teaching Classrooms
- Staff & Administration
- Non-Net Area
- Learning Resources
- Storage

2.0 EXISTING SITE & CONTEXT

2.2 Facilities Analysis

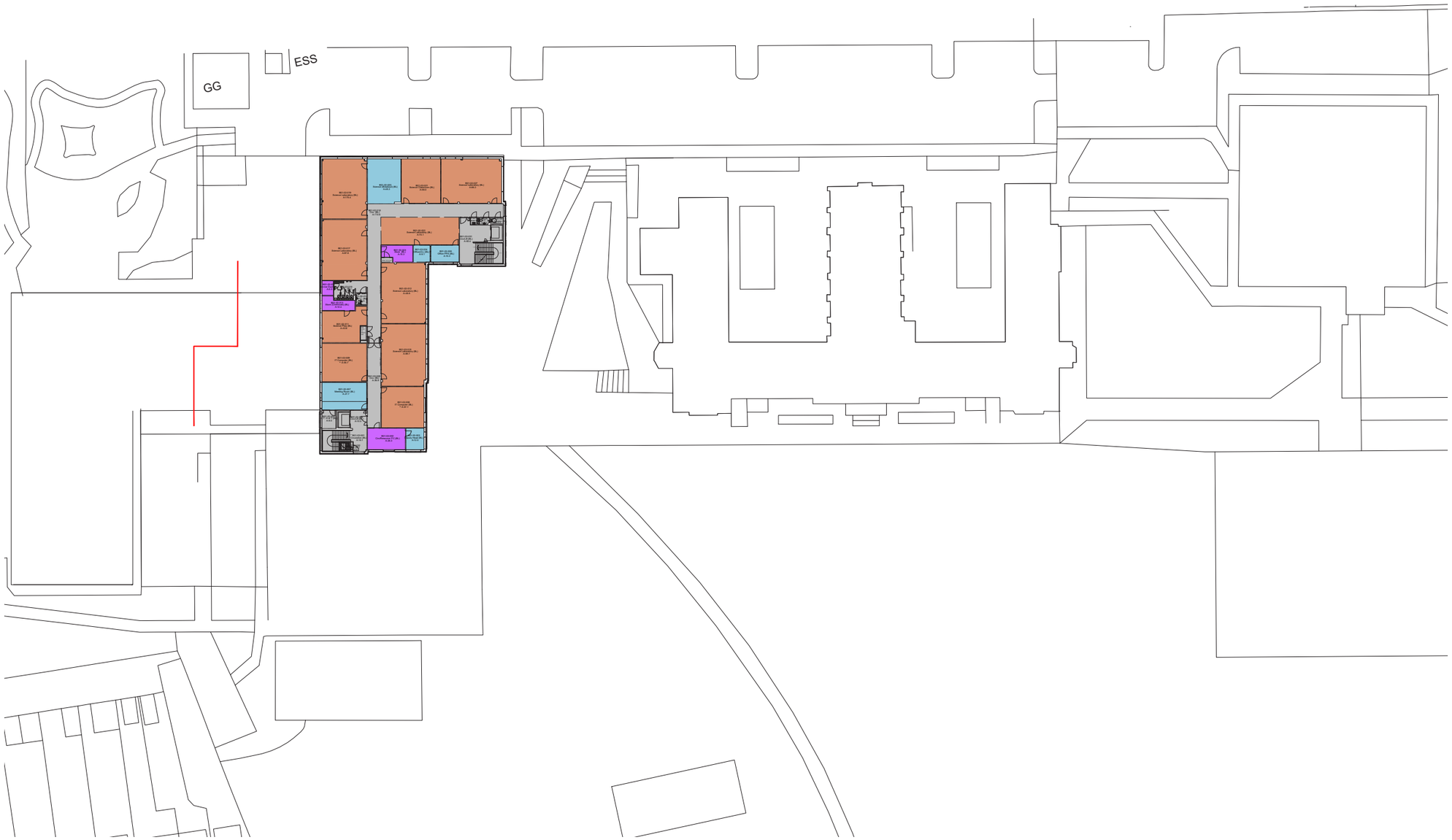


- General Teaching Classrooms
- Staff & Administration
- Non-Net Area
- Learning Resources
- Storage

FIRST FLOOR

2.0 EXISTING SITE & CONTEXT

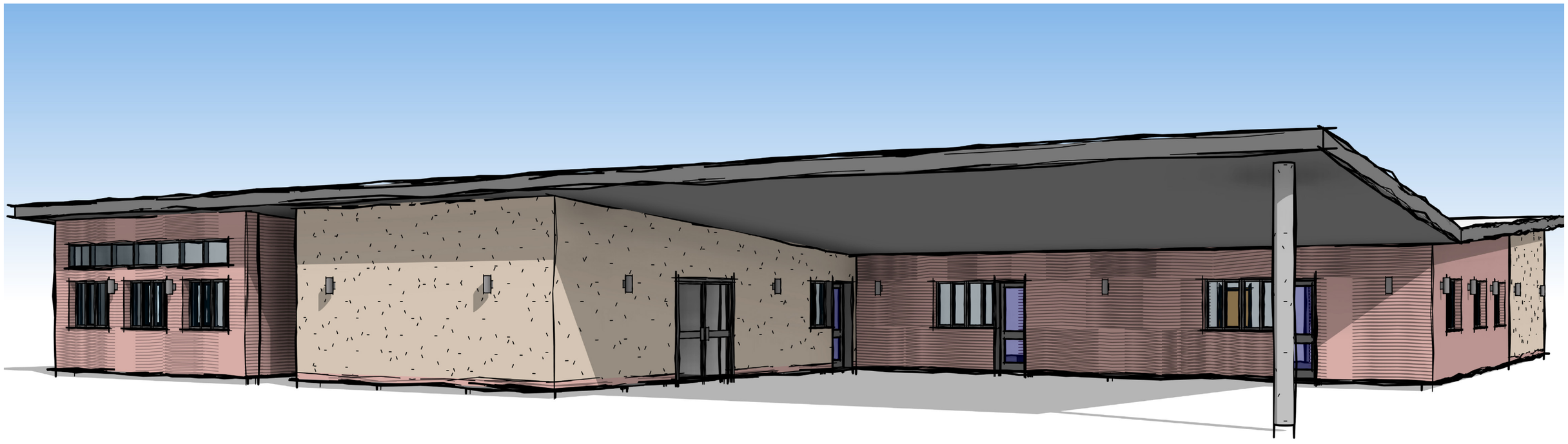
2.2 Facilities Analysis



- General Teaching Classrooms
- Staff & Administration
- Non-Net Area
- Learning Resources
- Storage

3.0 PROPOSED DESIGN

3.1 Pre-Planning Proposals

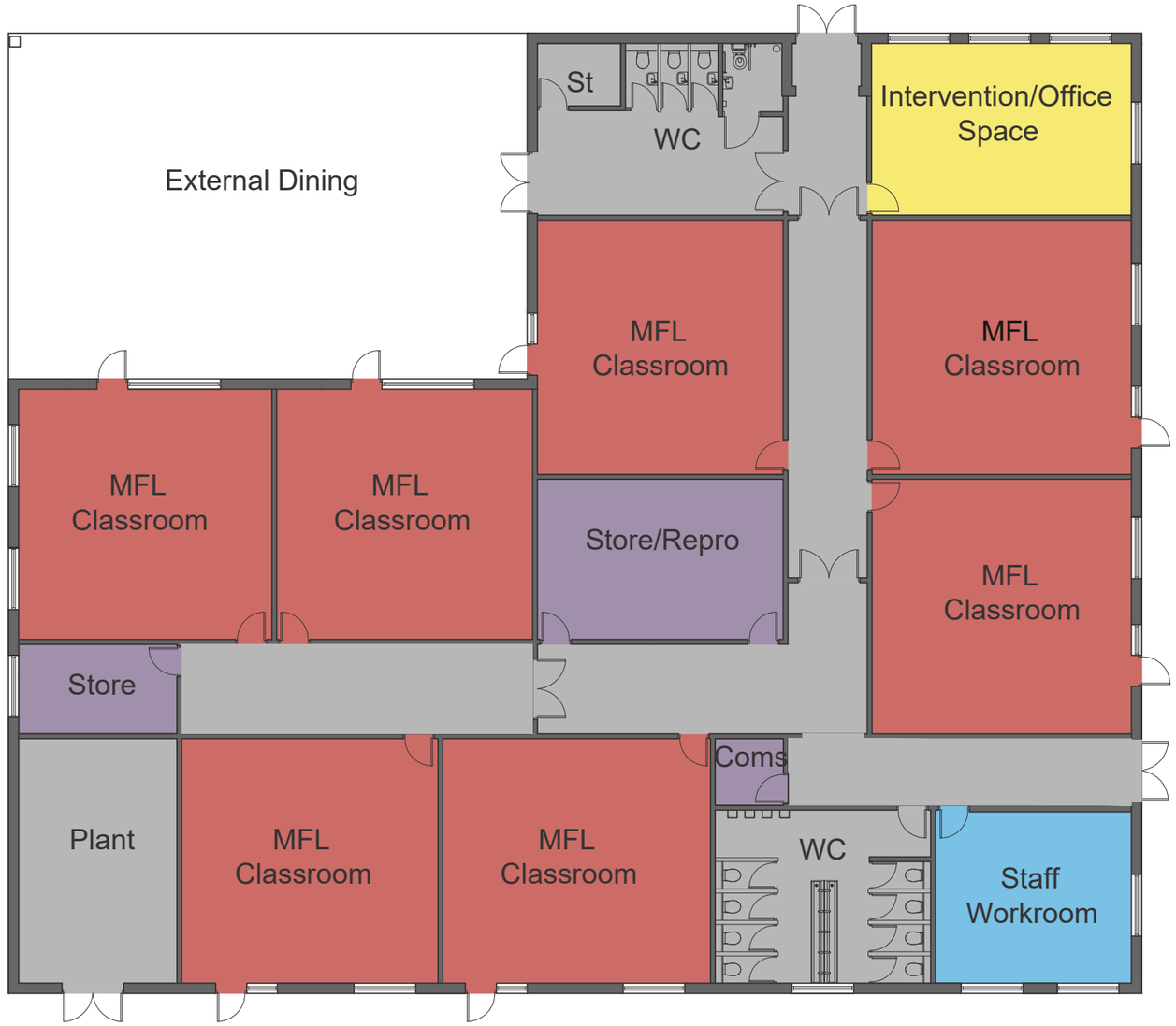


3.0 PROPOSED DESIGN

3.1 Pre-Planning Proposals



- General Teaching Classrooms
- Staff & Administration
- Non-Net Area
- Learning Resources
- Storage



GROUND FLOOR

3.0 PROPOSED DESIGN

3.2 Material Pallet Options

Errwood Building







Crossley Building







Sports Hall / Energy Hub







Surrounding Residential Context







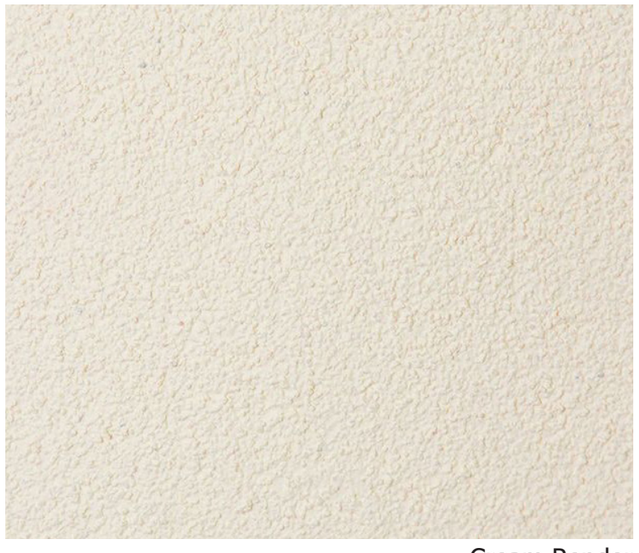
3.0 PROPOSED DESIGN

3.2 Material Pallet Options

Option 1

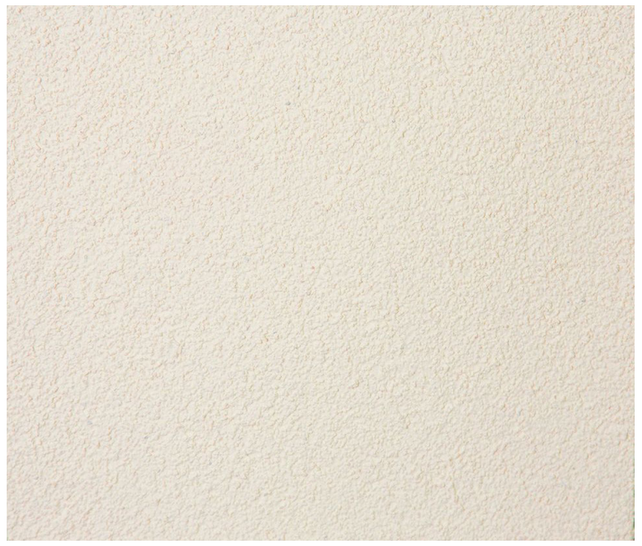


Grey Brick

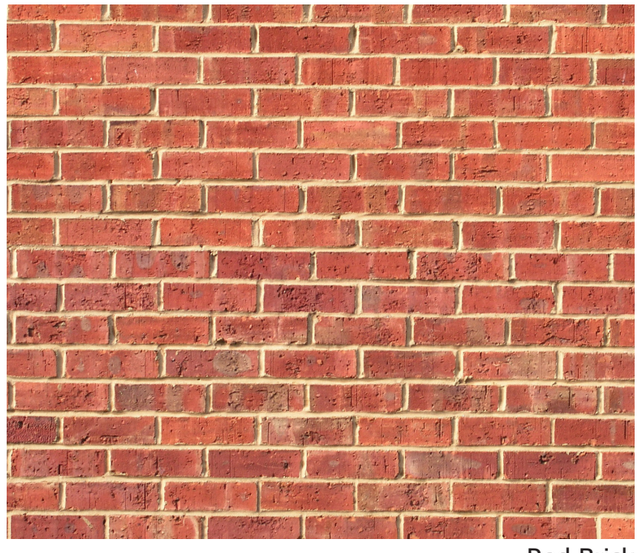


Cream Render

Option 2



Cream Render

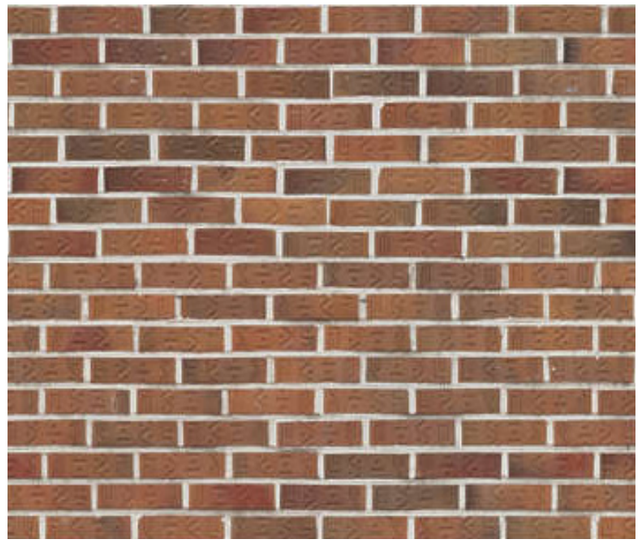


Red Brick

Option 3

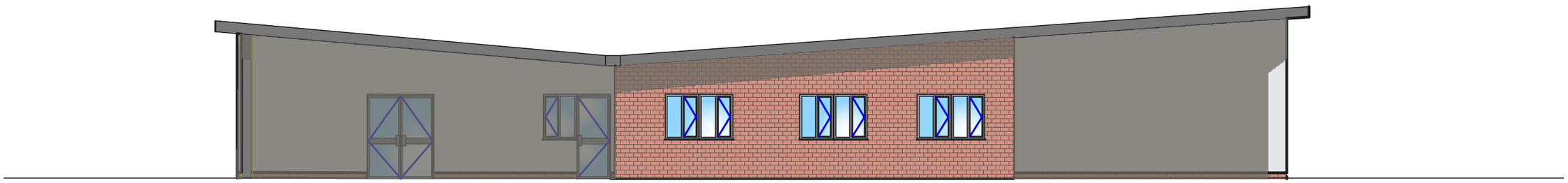


Standing Seam Cladding

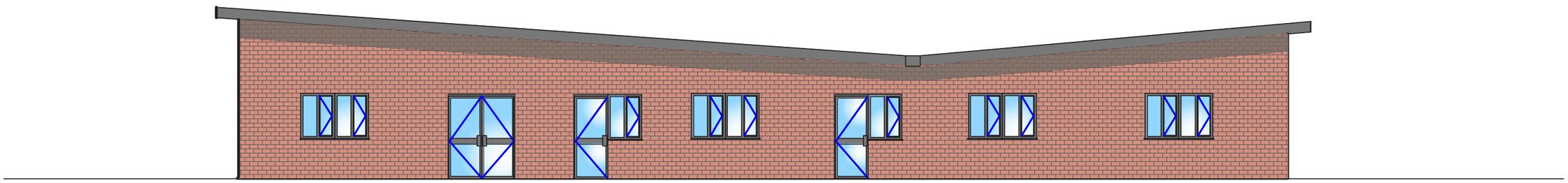


Brown Brick

3.3 Pre-Planning Visulisations

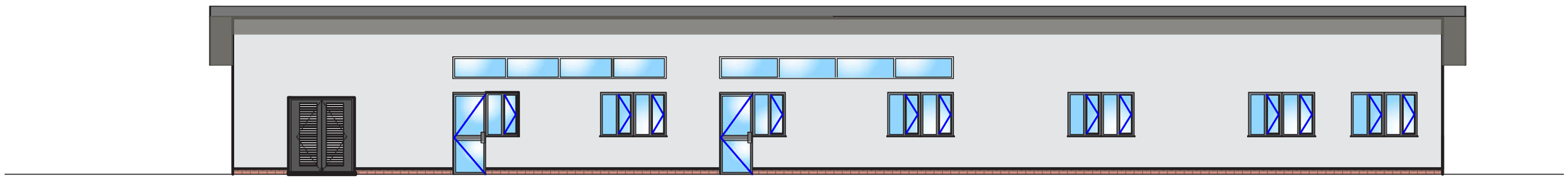


West Elevation

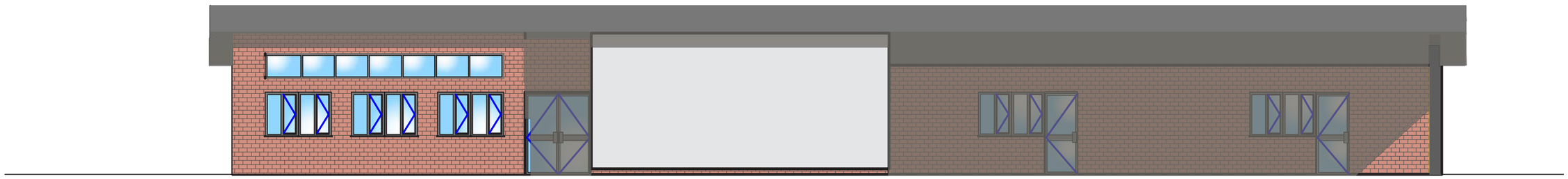


East Elevation

3.3 Pre-Planning Visulisations



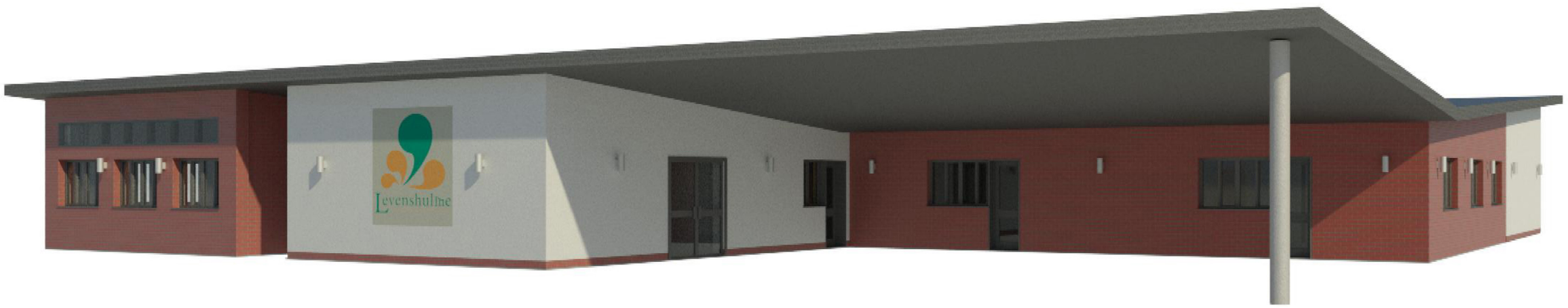
South Elevation



North Elevation

3.0 PROPOSED DESIGN

3.3 Pre-Planning Visulisations





3.0 PROPOSED DESIGN

3.4 Site Considerations

Staffing Requirements

The school has a surplus of non-teaching staff which means that only supporting teaching staff are needed for the expansion. The current plan is to recruit an additional five members of teaching staff to supply the new teaching block. Therefore after the additional five teaching staff are recruited, the total staff at the school will have 80 teachers and 76 non-teaching support staff.

Car Parking

The site currently has one car park available for use, it has 124 car parking spaces plus 12 accessible parking bays. By planning guidance educational facilities must provide one car parking space per teaching staff and one for every three non-teaching members of staff. By the calculation the school must provide 106 car parking spaces for staff, therefore no additional car parking spaces are required after the expansion.



ARIAL VIEW OF LEVENSHULME HIGH SCHOOL PARKING AREA