

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

For

Erection of canopy/shelter structure, outdoor servery building
and associated hardstanding

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 erection of a canopy/shelter structure and outdoor food servery building, with associated surfacing/hardstanding within the grounds of Co-operative Academy of Manchester at Higher Blackley in, Manchester.
- 1.2 The proposal will provide additional catering and dining facilities required to serve the increased number of pupils at the Academy who make use of on-site catering and/or dining provision. Following on from previous expansions of the school buildings to enable increases in pupil numbers, the Academy is experiencing difficulties serving and seating the numbers of pupils now utilising the catering/dining facilities, which were originally designed to accommodate a much smaller number of pupils.
- 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 application site is located centrally to the Co-operative Academy of Manchester grounds, between multi-storey educational buildings to the east and south, and sports pitches to the west and north. The site is relatively flat.
- 2.4 Access to the overall site is via several entrances located along Plant Hill Road, and includes a mixture of pedestrian and vehicle access points. One of the access points provides a service route to the sports hall, adjacent to which is the application site.
- 2.5 The part of the overall site to which this application relates is used for recreation purposes. A sheltered seating enclosure is present to part of the application site, a long jump/triple jump track/runway and landing pit occupies another part of the site, and a further area has outdoor tables/seating present. The remainder of the application area is laid to grass.
- 2.6 The overall Academy site is approximately 6.28 hectares. The area of the site to which works will be undertaken within this application is approximately 0.12 hectares.
- 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

3.2 Of the historic planning applications referred to above, item 3.1.2, application number 100463/FO/2012/N1, is within the area of the site which is now the subject of this application. The external shelter which was the subject of the application will be taken down as part of the current proposals.

4.0 PROPOSAL

4.1 The proposal is for the construction of a new sheltered canopy to provide covered seating to increase student numbers being accommodated by the Academy's catering facilities. In association with the canopy, a new 'food hatch' servery will be created which will serve/distribute meals to students, to be consumed under the canopy.

4.2 In conjunction with the new canopy and food hatch, new tarmacadam hardstanding will be formed to provide a suitable surface on which tables and chairs can be positioned to enable consumption of the food obtained from the facility. The tarmacadam will be provided below the canopy and will also extend beyond, to enable tables and chairs to be provided to enable external dining when weather conditions permit.

5.0 DESIGN

5.1 Use

The proposal is for the erection of a new external canopy building. The structure will be provided to create sheltered seating/dining facilities to enable an expansion of the Academy's catering function. The existing dining hall is inadequate to accommodate the demand for mealtime seating during the lunch period, as a result of increases in student numbers generated by extensions to the Academy's building's since the facility was originally conceived and constructed.

In conjunction with the canopy, a 'food hatch' servery will be provided, from which students will be able to obtain food to be consumed within the shelter of the canopy.

The food hatch will not be used for the preparation or cooking of food. Food will be prepared in the Academy's kitchens and will then be transferred to the food hatch, from where it will be available to the students.

Being situated within the Academy grounds, use of the new facility will be for students and staff only.

5.2 Scale

The proposed canopy will have a footprint approx. 30.1m in length x 16.1m in width to give a total area of approx. 485sq.m. The structure will have a dual pitched roof with a ridge height of 4m and an eaves height of 3m.

The proposed food hatch will have a footprint approx. 4.6m in length x 2.4m in width to give a total area of approx. 11sq.m. The structure will have a flat roof, which will be approx. 2.9m high. The food hatch will be located immediately adjacent to the end of the canopy, positioned between two of the columns of the frame of the structure.

The location for the proposed canopy and food hatch is adjacent to existing school buildings which are a mixture of two and three storeys in height, and so are significantly taller than the proposed canopy will be.

5.3 Layout & Access

The siting of the proposed canopy is to the north and east of existing Academy buildings, on an undeveloped area of the site. The proposed location of the structure is a substantial distance from the nearest site boundary.

The proposed canopy structure will be orientated with the longest sides facing north west/south east, following the alignment of an existing sports court to the north of the proposed structure, and existing tarmacadam paths to the east and west of the structure.

Following its construction, access to the structure will be solely by pedestrians, who will access the area from the adjacent Academy buildings. There is no existing or proposed vehicle traffic within proximity to the structure.

By virtue of the existing graded pathways and access routes around the proposed development site, access to the new facility by wheelchair users or mobility impaired users will be readily available.

5.4 Appearance

The design seeks to deliver a simple, functional, modern structure, which will have its own identity. The single storey canopy structure will be constructed from a steel frame comprising columns, bracing and rafters. The frame will be constructed from galvanised steel. The roof of the canopy will be formed from 16mm thick polycarbonate roof panels, fixed to the building frame by way of aluminium purlins.

The food hatch will be a prefabricated structure, which will be finished to all elevations in rustic horizontal cladding. The structure will be provided with a secure steel personnel access door to one end elevation, and will a servery hatch to the front elevation which will be secured by a roller shutter when the servery is not in use.

Within the footprint of the canopy, and extending around the structure, tarmacadam hardstanding is to be provided to give a suitable surface for the placing of tables and chairs to be used by students when consuming food. Seating will be provided both under the shelter and to the surrounding areas, allowing covered and external eating facilities, when weather conditions permit.

6.0 CONCLUSION

6.1 This statement has been prepared to accompany a Planning Application for the erection of a canopy shelter structure and food hatch, together with associated hardstanding to a currently undeveloped area of 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 arrangement of the structures will work with the alignment of the existing surroundings to achieve a cohesive appearance with the adjacent sports courts, paths and paving etc.

6.3 The proposed structures will enable the Academy to enhance their catering provision to ensure that all students wishing to take advantage of food offered by the Academy's catering staff are able to do so.

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 concealed from view in most directions by existing buildings or landscaping, and so on completion will have little visual impact to surrounding non-Academy buildings. The proposal will enable the Academy to enhance its food provision to the students and staff, resulting in a benefit to the student population at the Academy.