



LORETO COLLEGE, MANCHESTER

CONDITION SURVEY REPORT
APRIL 2023





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Loreto
sixth form college



Date	Revision	Comments	Prep. By	Appr. By
26.04.23	0	-	AD	DD

1.1 Introduction

Loreto College currently have nine temporary classrooms located on their campus. The original application (126744/FO/2020) was granted planning permission on 23rd June 2020.

The purpose of this report is to provide a written and photographic record of the condition of these units, in order to support a planning application for permission for a further three years. The record is accurate to 7th March 2023 and all photographs were taken on this date by 10architect.

The temporary classrooms are located adjacent to the Ward and Sports Hall buildings, with 4No.classrooms (2No. double) grouped together on a grassed area immediately adjacent to the Ward building and 5No. classrooms (1No. stacked double classroom and 1No. single classroom) being located immediately adjacent to the Sports Hall building.

The temporary classrooms adjacent to the Ward building are single storey and the classrooms adjacent to the Sports Hall are both single and two-storey. The single classroom is 60sqm, the double classrooms are 150sqm and the stacked double classroom is 300sqm. The temporary classrooms have been supplied by Portable Offices Ltd who were the supplier of the temporary classrooms within the previously approved applications.

The specification for the classrooms are:

- Single classroom: 3000mm(H) x 10000mm(W)x 6000mm(D)
- Double classroom: 3000mm(H) x 15160mm(W)x 10000mm(D)
- Stacked classroom: 6000mm(H) x 15160mm(W) x 10000mm(D)

1.2 Previous Planning Applications

9th July 2013

Application Reference 102303/FO/2013/S1

Planning Permission was granted for 6no. temporary classrooms (total), consisting of 2no. single classrooms and 2no. double classrooms for a period of two years.

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5th June 2015

Application Reference 108517/JO/2015/S1

Planning Permission for a Variation of a Planning Condition was granted to extend the original permission for 6no. temporary classrooms by a further three years to June 2018.

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14th August 2015

Application Reference 109305/FO/2015/S1

Planning Permission was granted for an additional 2no. classrooms for a period of three years.

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2018

Following the completion of the St Joseph’s Building, the college removed all temporary accommodation.

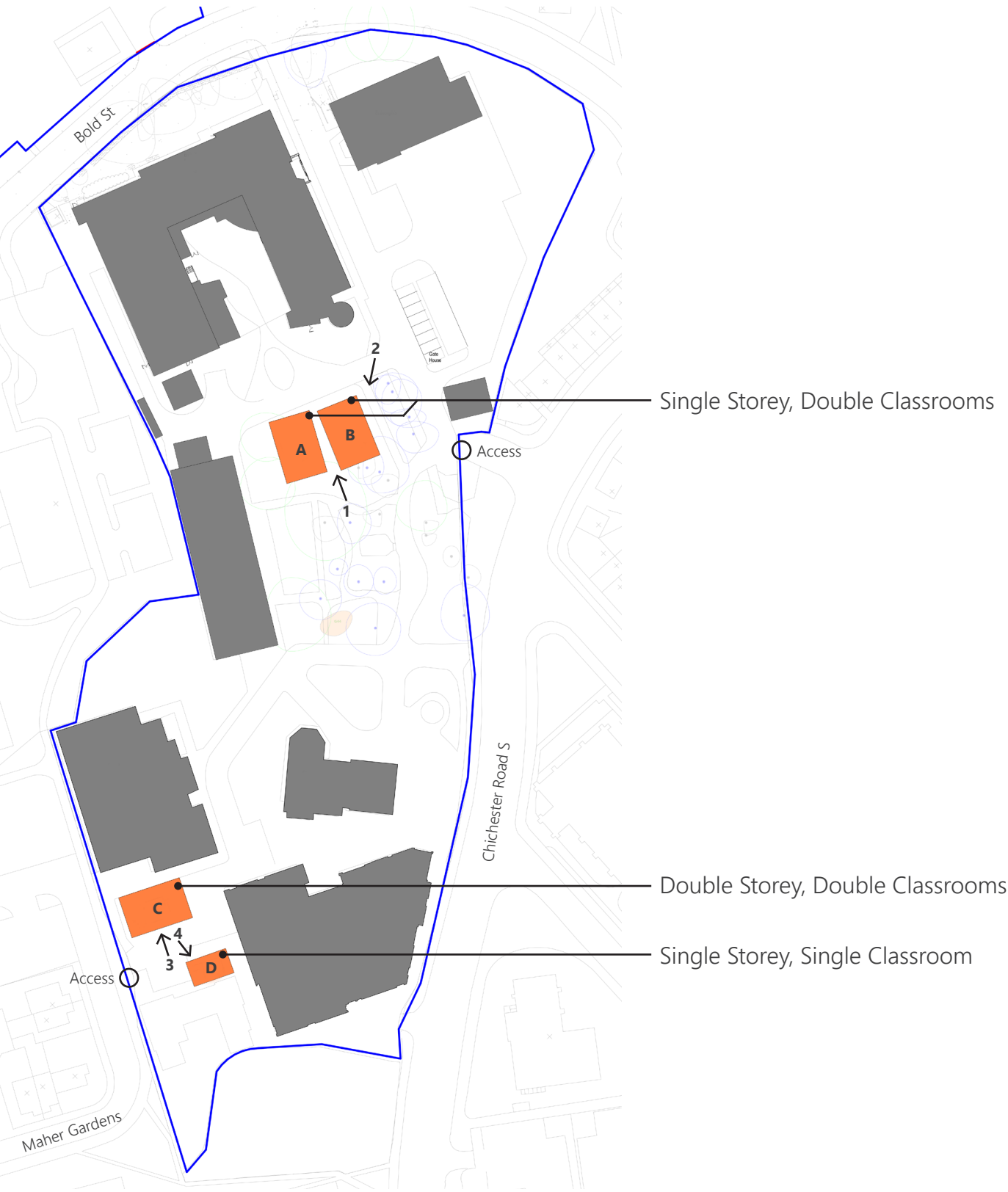
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23rd June 2020

Application Reference 1126744/FO/2020

Planning Permission was granted for 9no. temporary classrooms (total), consisting of 1no. single classrooms, 2no. double classrooms and 1no. stacked double classroom for a period of 3 years.

1.3 Site Plan



1.3 Temporary Classroom Photographs



1. Unit A - Single Storey, Double Classroom



2. Unit C - Double Storey, Double Classroom



3. Unit B - Single Storey, Double Classroom



4. Unit D - Single Storey, Single Classroom

1.4 Current Temporary Accommodation

The following temporary accommodation units (9no. classrooms total) are currently located on Loreto’s campus:

- 1no. single storey, single classroom unit (Unit D)
(1no. total)
- 2no. single storey, double classroom units (Units A & B)
(4no. total)
- 1no. double storey, double classroom unit (Unit C)
(4no. total)

The college find themselves annually oversubscribed and require the continued use of the temporary accommodation for the next three years.

1.5 Description of Units

Location

The locations of the temporary classrooms were chosen to cause minimal impact on retained trees, existing buildings, parking, staff and student circulation, and emergency vehicle access.

These locations were also the locations of the previously approved temporary classrooms that were located on the campus between 2013 and 2018.

Access

Units A, B and C are accessed via a steel ramp in two directions, with one side of the landing area being a wheelchair accessible ramp and the opposite being a three-step staircase. All ramps feature non-climbable metal balustrades. Unit D is accessed from one direction via a steel ramp only. The ramps provide easy ingress and egress to the classrooms.

Layout

- Units A and B individually support 48no. students and 2no. staff.
- Unit C can support 96no. students and 4no. staff across the 4no. classrooms.
- Unit D can support 24no. students and 1no. staff within its single classroom.



Unit C - Stepped Access



Unit D - Wheelchair Accessible Ramp (which features on all units)

1.6 Condition Survey

Walls

The temporary classroom external walls feature Buttermilk plastisol steel to main body and trims, Grey plastisol steel to roof fascia

The elevations are buttermilk in colour to the body with vertical timber plinths. The classrooms also have anthracite windows and external doors. The following images illustrate the current conditions of the external walls of the temporary buildings, which are all in a good state of repair.

From observing the units, the only signs of age or wear on the exterior of the buildings are mild amounts of moss/algae build-up towards the foundations on units A and B. This should not be seen as an ongoing maintenance issue as it can be quickly resolved by cleaning. The walls are in a good condition overall.



Unit A - East Elevation



Unit B - South Elevation



Unit C - East Elevation

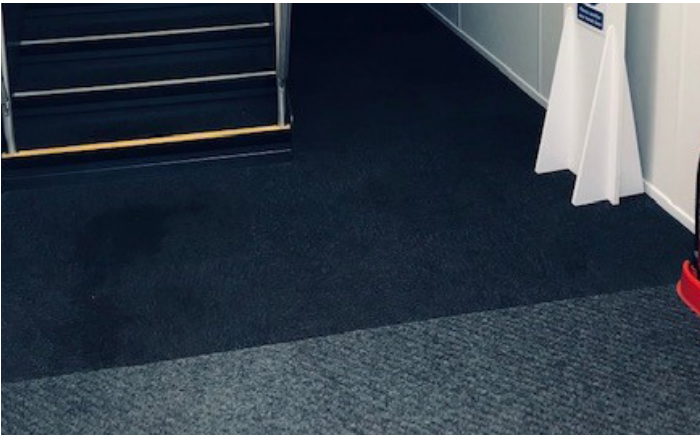


Unit D - North and West Elevations

Floors

The floors are constructed with a 178mm galvanised steel perimeter ring beam, 165mm x 2mm galvanised joists and 22mm tongue and groove P5 moisture resistant chipboard flooring. This is finished with carpet tiles throughout all of the temporary classrooms, barrier matting at the entrance and vinyl within stores.

The general condition of these floors are good, with little evidence of wear. The image below from Unit C shows arguably the area with the heaviest foot traffic, as this area leads to four classrooms. The following images show that the floor coverings are still in good condition.



Unit C - Entrance Lobby Floor Covering



Unit C - Classroom Carpet

Roof

The roof is a mono-pitch roof finished with firestone fire-rated EPDM black roof membrane. It was not possible to inspect the condition of the roof of each unit in person, however the fascias were in good condition, as seen in the photographs below. Any maintenance required to the roofs has been undertaken by Portable Offices Ltd.

Plastic rainwater goods appear to one elevation per unit. Each module will have its own rainwater gutter and downspout. The below photographs illustrate the overall, good condition of the downspouts observed on all units. They have all been reported as working and show no sign of leaking or staining.



Unit D - Fascia Condition



Unit C - Downspout Conditions

Internal Walls and Ceilings

The internal walls and ceilings are in good condition. The college have confirmed that no maintenance to the walls have been undertaken. The ceilings have undergone maintenance where required due to small leaks, and this was undertaken by Portable Offices Ltd. The following photographs are representations of all temporary classrooms.



Unit D - Classroom



Unit B - Classroom

Windows and Doors

All windows are double glazed units with anthracite outer and white inner uPVC frames, top-hung openers, trickle vents and white lockable handles, with a white finish internally and anthracite externally. The college have confirmed that all openable windows are working properly and have required no maintenance whilst on site.



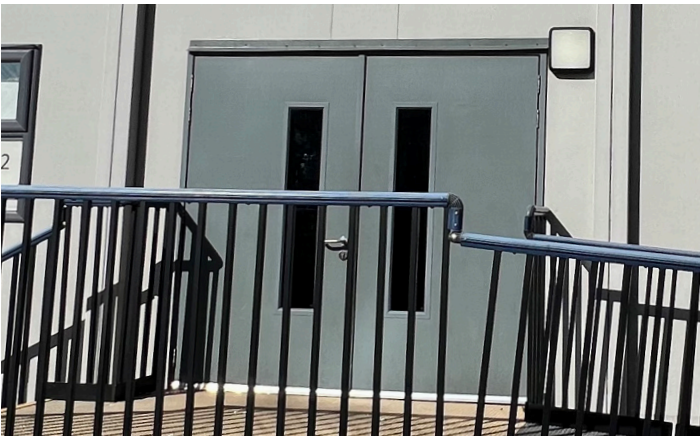
Unit C - External Window Finish in Anthracite



Unit C - External Window Finish in White

The entrance doors are double doors coated with a plastisol steel finish. All entrance doors feature double glazed vision panels and euro-cylinder locks with key access outside, thumb-turn inside.

The following image shows the good general condition of the doors across all units. The college have confirmed that all doors are working properly and have required no maintenance whilst on site. None of the windows or vision panels show any evidence of condensation or need of maintenance. All seals are intact and they appear to be in good condition.



Unit C - External Door



Unit A - Windows and Doors (West Elevation)

Ramps

All units have steel, wheelchair accessible ramps, which are in good condition, demonstrated by the photograph below. All balustrades are secure and have not required any maintenance whilst on site.



Unit C - Access Ramp

Building Services

The college have reported no issues with the services serving the temporary classrooms. The surface water runoff from the classrooms is discharged via the main sewer, an approach which is consistent with the previously approved applications.

1.7 Conclusions

This report has been compiled as a supporting document for a Planning Application to site the temporary accommodation as approved under planning approval *1126744/FO/2020* for another three years.

The buildings undergo inspections twice per year by Portable Offices Ltd, following which any required maintenance/repairs take place. The units are cleaned regularly both internally and externally by the college, which involves the clearing of leaves from the roof and gutters. With regular maintenance, the suppliers at Portable Offices Ltd have confirmed that the units can last up to 30 years.

This report demonstrates that all of the temporary classrooms are in a very good condition both internally and externally following their three years of use at Loreto College.



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