

STUDIO OL3

ARCHITECTURAL DESIGN

Design & Access Statement

Site address:

All Saint's C.E. Primary School,
Culcheth Lane,
Newton heath,
Manchester,
M40 1LS



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PROPOSED SAFEGUARDING IMPROVEMENTS INCLUDING MAIN ENTRANCE AND CAR PARKING ALTERATIONS

Description of Work

The school currently suffers from safeguarding issues with regards to lack of a defined and separated pedestrian and vehicular access route into the school main entrance. Safeguarding within the current main school entrance is also sub-standard. It is proposed to reorganise the current layout internally to reposition the Main School entrance which will greatly improve safeguarding provision. It is also proposed to extend the current school car park and install a dedicated and separate pedestrian access footpath which will lead directly to the new main school entrance. The noted amendments will greatly improve upon the current situation at All Saint's Primary School, there are proposed to be no alterations to the Highway (Culcheth Lane), thus the proposal will have no impact upon existing highway arrangements.

1. Use

The existing building use is as a Primary School, and this is to remain unaltered.

2. Amount of Development

The amount of development will be as described above and includes minor fabric alterations to the existing school building to accommodate a repositioned main school entrance. There are also proposed to be alterations to the existing car park area which will involve some minor alterations to the existing boundary fence line which fronts onto Culcheth Lane.

3. Layout

As noted, there are proposed to be internal alterations and minor fabric alterations to accommodate the repositioning of the Main School Entrance whilst there are proposed to be alterations made to improve upon the existing car parking and pedestrian access arrangements leading to the Main School entrance.

4. Scale

The existing school building is to be retained and only minor fabric alterations are proposed to be made – in the form of a new main entrance door and a curtain glazed infill panel which will be installed in lieu of the existing main entrance doors which are to be removed. The minor fence line alterations to Culcheth Lane will involve the installation of 2.4m high vertical rail gates which will match both the height, appearance and colour of the existing fencing panels and gates.

5. Landscaping

Aside from the installation of a new tarmac pedestrian footpath leading to the main school entrance and tarmac works to the school car park there are only proposed to be minor making good works undertaken.

6. Appearance

Proposed boundary access gate alterations are to be vertical rail which are to match the existing boundary fencing that currently fronts onto Culcheth Lane. The proposed fencing is to be RAL 5005 Signal Blue in colour, which will again help lessen the visual impact of the alterations as these will blend with the existing fence line. The main school entrance is proposed to be relocated; thus, the existing main entrance doors are to be removed and are to be replaced with double glazed curtain glazing. New Powder Coated Aluminium main entrance doors are to be installed and the associated building façade is to receive a through colour render system which will help to improve and neaten the appearance of the existing school building.

7. Access

Access to and from the site will be directly from Culcheth Lane.