

DESIGN AND ACCESS STATEMENT

Pioneer House High School. **Proposed Single Storey New Build**

APPLICANT

Prosperre Learning Trust

Firbank Road
Newall Green
Manchester M23 2YS

AGENT

Grated Apple

The Piggery
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Warburton WA13 9JL

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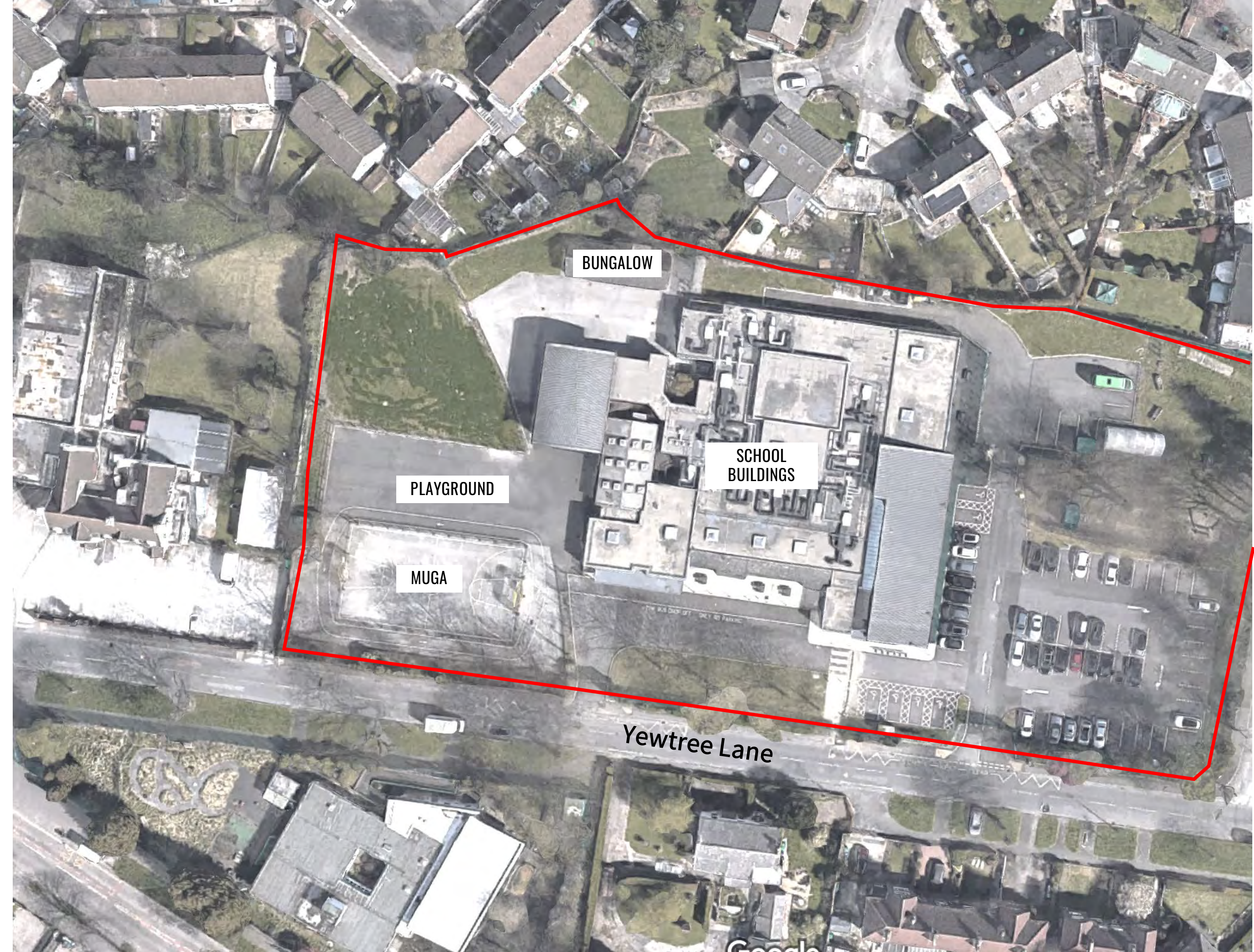
The site subject of this application is part of Pioneer House High School located on Yewtree Lane in Wythenshawe.

Pioneer House High School is a coeducational special school located in the Northern Moor area of Manchester. It is a free school that was established on 1 September 2017 and is sponsored by the Prospere Learning Trust. Pioneer House High School admits pupils aged 11 to 19 with Complex Cognitive Difficulties.

Manchester City Council has requested Pioneer House High School to take 40Nr additional SEND Pupils on its roll.

The proposed new build is required to accommodate the additional pupils and is being funded by MCC.

Additionally, the new provision includes two small buildings, one housing a gym, the other a workshop.



 SCHOOL SITE



2.1 Location and Appraisal

Pioneer House High School is located on Yewtree Lane at the corner of Cherington Close. The site address is 200 Yewtree Lane, Northern Moor, Manchester M23 0FF.

The area is predominantly residential and within close proximity to a number of educational establishments.

The site benefits from an extensive frontage to Yew Tree Lane with the existing buildings set back from the street frontage and mature trees to the site perimeter providing some visual definition and screening.

The school buildings sit centrally to the site, with parking areas to the east, service areas to the north, and external play and social areas to the west. Pedestrian and vehicular access are off Yewtree Lane.



-  Vehicular Access
-  Vehicular Exit
-  Pedestrian Access



2.2 Existing Buildings

The existing buildings have evolved over a numbers of years with the earliest buildings dating from the 1950's.

In 2016/17 the school was subject of a significant redevelopment which gave some cohesiveness to the disparate collection of piecemeal extensions the original building underwent in the 1980's and 1990's.



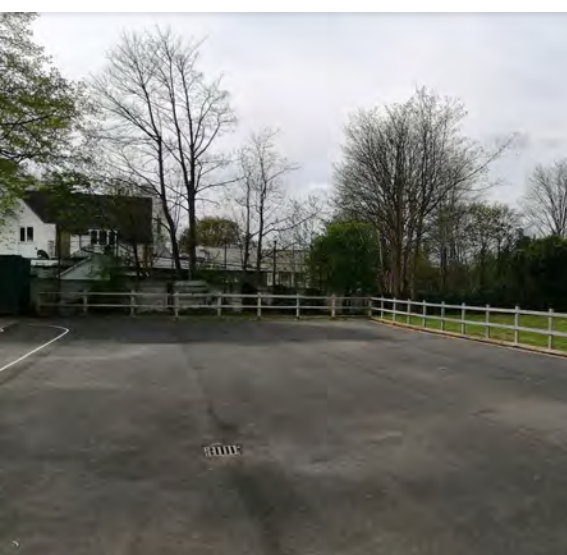
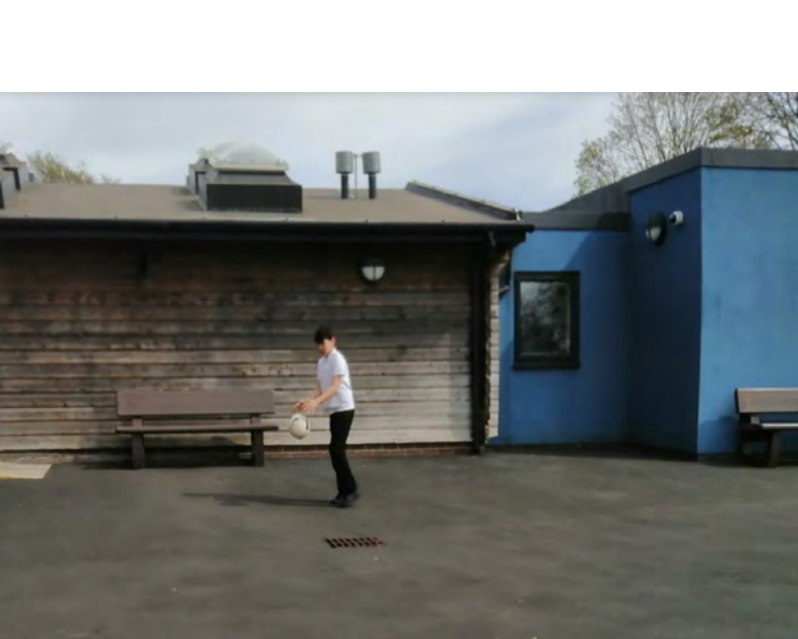
Main Entrance viewed from the Vehicular Exit



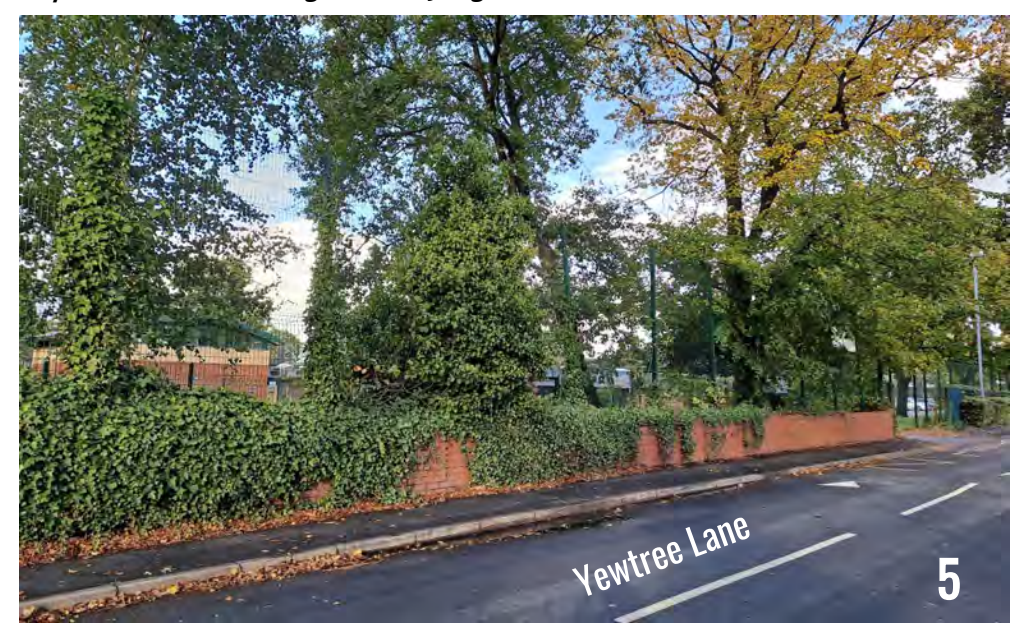
Pedestrian Access



Vehicular Access



Sports Hall viewed through boundary vegetation



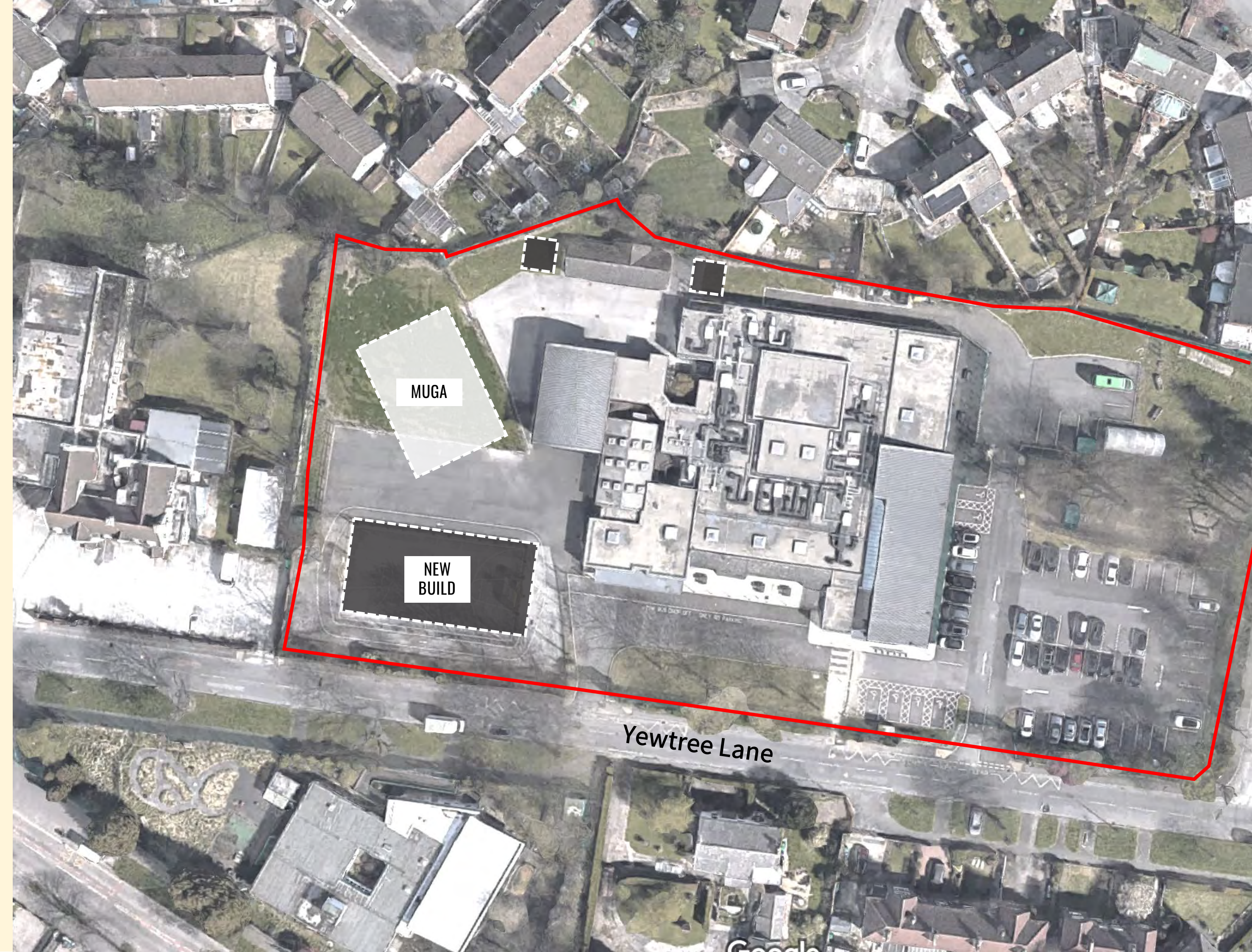
The proposal is to locate the new building where the existing MUGA is, fronting Yewtree Lane; the reason being two-fold:

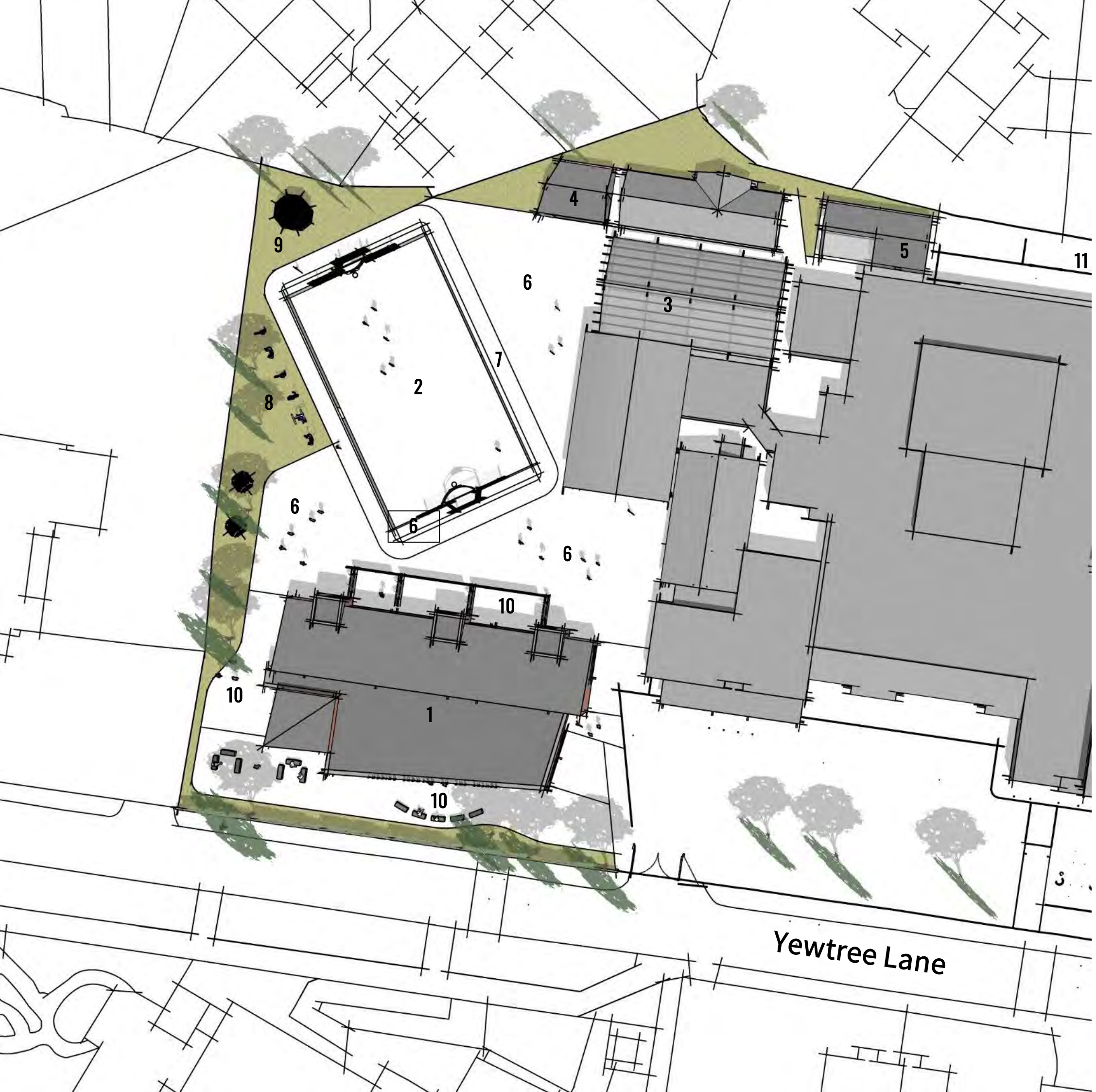
- As the new build will house mainly the older students in the school, being ‘detached’ from the main school, adjacent to the street and with the potential of its own independent access, it will support the development of the student’s independence and nurture their feel of maturity.
- By presenting its main face and pedestrian entrance to Yewtree Lane, the proposal follows the Guide to Development in Manchester SPD principles of buildings fronting onto streets to provide a sense of place and help people feel comfortable and safe.

Additionally, the new build would screen the external play areas creating a sense of privacy and containment.

The MUGA would be placed at an angle from boundary and buildings, creating defined play and social areas of different characteristics to enhance the external curriculum.

The required additional provision includes two small single storey buildings (almost garage like in size and massing) that will be located at either side of the existing bungalow, one housing a gym, the other a workshop.





- Street Presence
- Sheltered Play Areas

1. NEW BUILD
2. MUGA
3. CANOPY
4. GYM
5. WORKSHOP
6. WHOLE SCHOOL DEFINED EXTERNAL ZONES
7. 'MILE' CIRCUIT
8. EXTERNAL GYM
9. RELOCATED GAZEBO
10. NEW BUILD DEFINED EXTERNAL ZONES
11. NEW CYCLE SHELTER

- Soft Landscape to achieve Biodiversity Net Gain:
- wildflower meadow mix planting
 - Mixed shrub planting

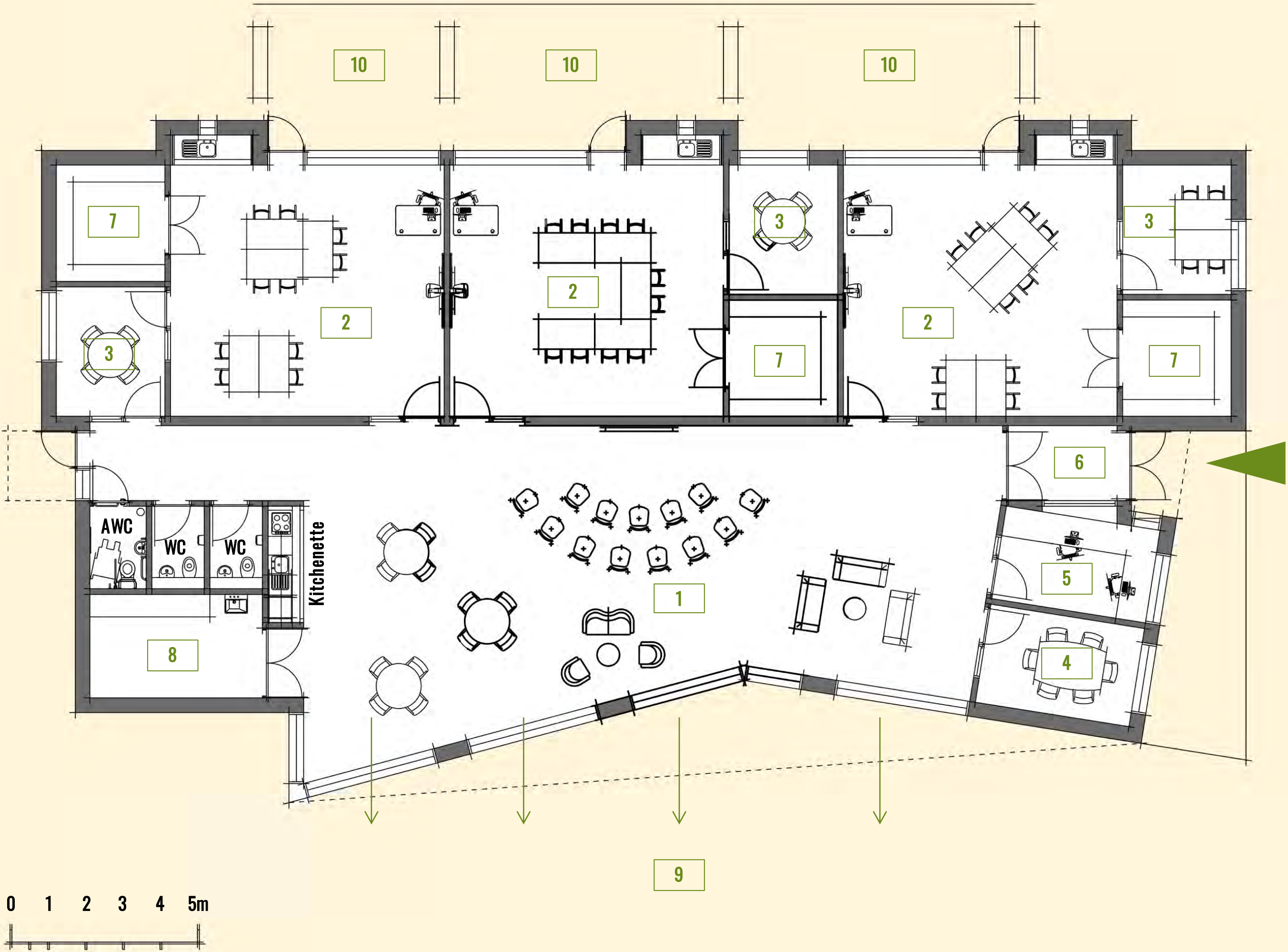


4.2.1 New Build

- Clear and Legible Layout.
- The Learning Common is a multi-use, flexible space that connects the whole building, and embraces external area.
- Classrooms are arranged on a single row along an internal spine wall. Each Classroom has an adjacent Group Room, Wet Bay, Store and direct access to secluded external area.
- From the Office, the whole building can be surveyed at a glance.

1.	LEARNING/SOCIAL COMMON:	102m2
2.	CLASSROOM:	50m2
3.	GROUP ROOM:	10m2
4.	GROUP ROOM:	11m2
5.	OFFICE:	11m2
6.	ENTRANCE	
7.	CLASSROOM STORE:	9m2
8.	GENERAL STORE/CLEANER:	12m2
9.	PLAZA	
10.	CALMING, CONTAINED EXTERNAL AREA	

PROPOSED GIFA: 432m2.



4.2.2 Gym and Workshop

To strengthen cohesion of form, the two new small buildings would sit aligned with the existing bungalow and would feature the same cross section and external materials, creating a massing identity which relates in scale to the rest of the school buildings.

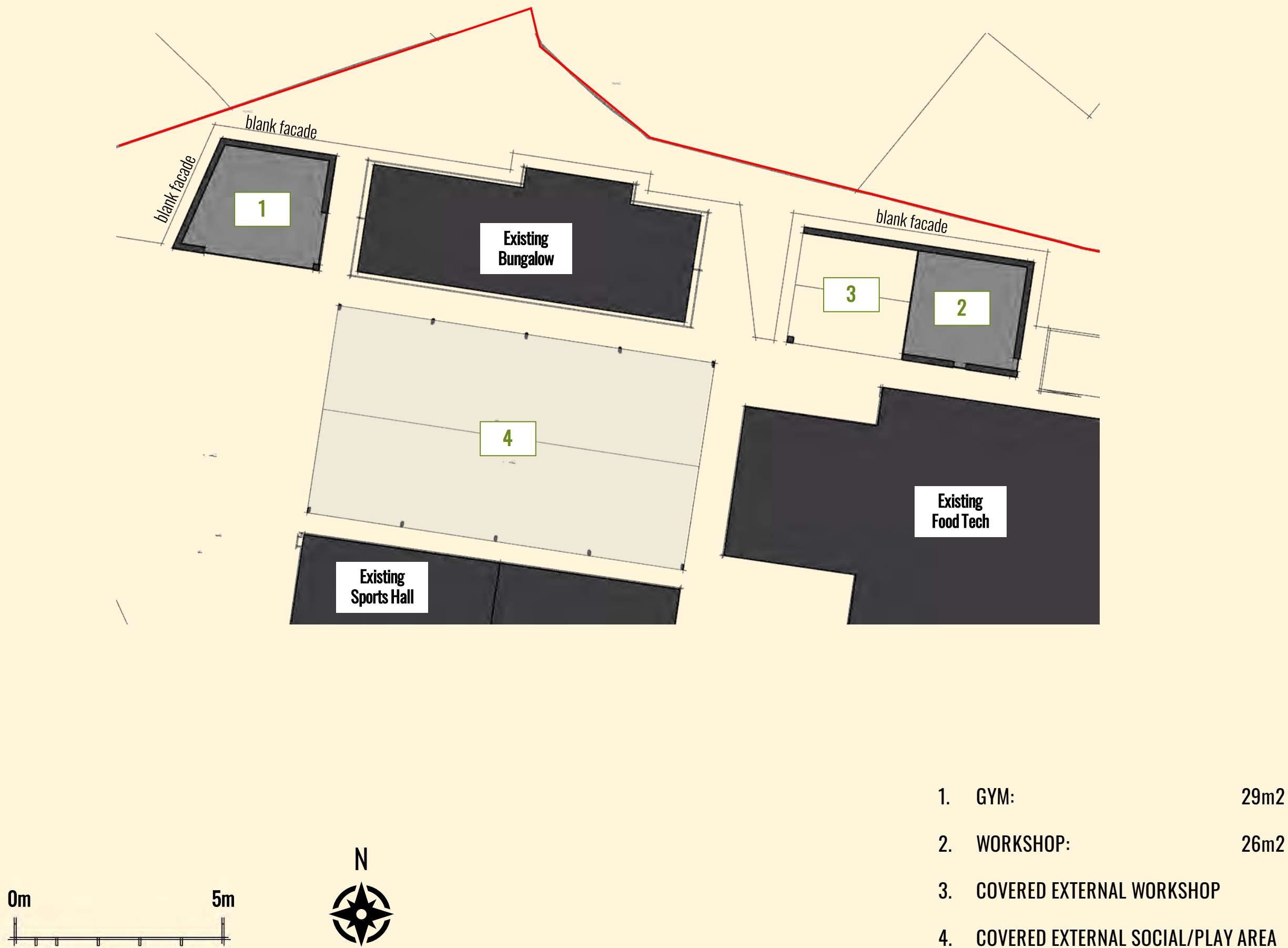
In response to the residential properties located north of the site, the Gym and Workshop will have a solid/blank aspect to the residential boundaries, with opening facing the school site.

The courtyard would be covered by a translucent canopy, reinforcing its sense of place and providing a much needed sheltered area to play and socialise in inclement weather.

4.3 Amount

The existing Schools measure 2307m2 of Gross Internal Floorspace.

On completion of the proposed works the School’s gross internal floorspace will be 2794m2







V2_Aerial from south east



V3 _ Aerial from north



V4 _ Eye level from Yewtree Rd, approach from west



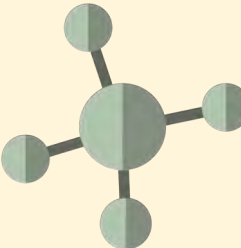
V5 _ Eye level from Yewtree Rd, approach from east



V6 _ Aerial from west



V7 _ New build from northeast

RIBA Sustainable Outcome Metrics			
	Business as Usual	2025 Targets	2030 Targets
Operational Energy kWh/m ² /y 	145 kWh/m ² /y	< 70 kWh/m ² /y	< 60 kWh/m ² /y
Embodied Carbon kgCO ₂ e/m ² 	1000 kgCO ₂ e/m ²	< 675kgCO ₂ e/m ²	< 540 kgCO ₂ e/m ²
Potable Water Use m ³ /pupil/year 	4.5 m ³ /pupil/y	< 1.5 m ³ /pupil/y	< 0.5 m ³ /pupil/y
   			

5.1 RIBA 2030 Climate Challenge - Targets

The Applicant has signed up to the RIBA’s 2030 Climate Challenge.

As part of the RIBA Challenge, we are committed to attempt to meet ambitious but achievable energy, water and embodied carbon performance targets on this project.

The RIBA Climate Challenge only has two stipulations for signatories:

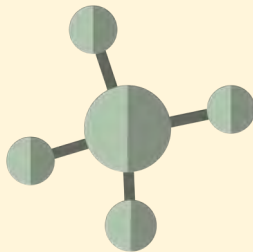
- The first is to *attempt* to achieve the targets.
- The second target is to *submit anonymised project data*.

Progress towards better performance outcomes above business-as-usual approaches is recognised as an achievement in the right direction along the Challenge trajectory.

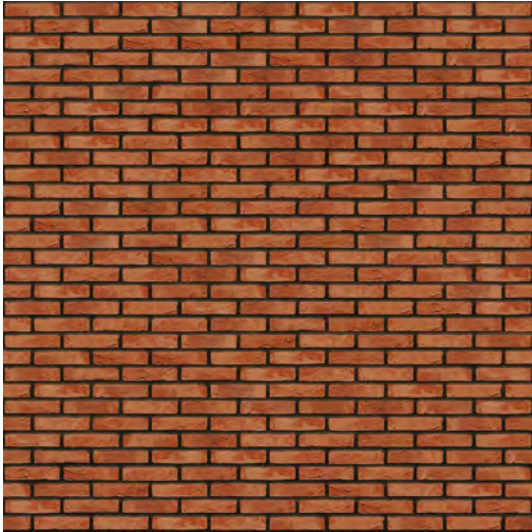
5.2 RIBA 2030 Climate Challenge – Health Requirements

The objective is to avoid unintended consequences of poor health and wellbeing by meeting key health metrics set out in the RIBA 2030 Climate Challenge.

Best Practice Health Metrics 	Requirement
Overheating	25-28 °C maximum for 1% of occupied hours
Daylighting	> 2% av. daylight factor, 0.4 uniformity
CO2 levels	< 900 ppm
Total VOCs	< 0.3 mg/m ³
Formaldehyde	< 0.1 mg/m ³



A simple, restrained palette of materials imbues the new building with its own identity whilst relating it to the existing buildings.



1. Brick similar to existing



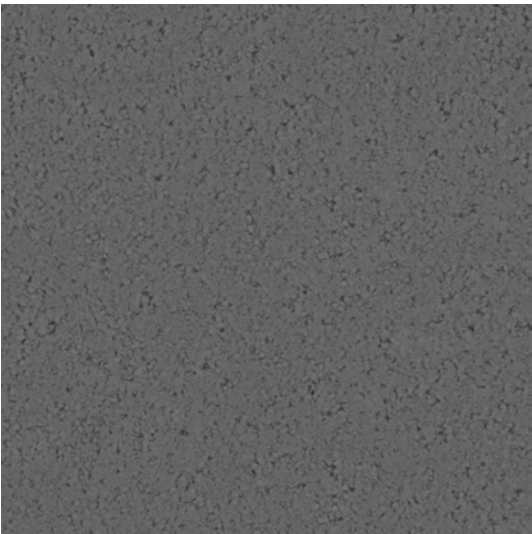
4. Aluminium windows and doors. Dark Grey



2. Standing seam metal roof. Mid-grey



5. Aluminium fascias, flashing and rain water goods. Dark Grey



3. Macadam generally to hard external areas



6. Timber fence to outdoor classroom



7.0 BOUNDARY TREATMENT

The existing boundary is really secured, with 3m and 4m high weld mesh security fence along its entire perimeter.

The proposed scheme retains the entire **boundary treatment** (including vehicular and pedestrian gates) as existing.

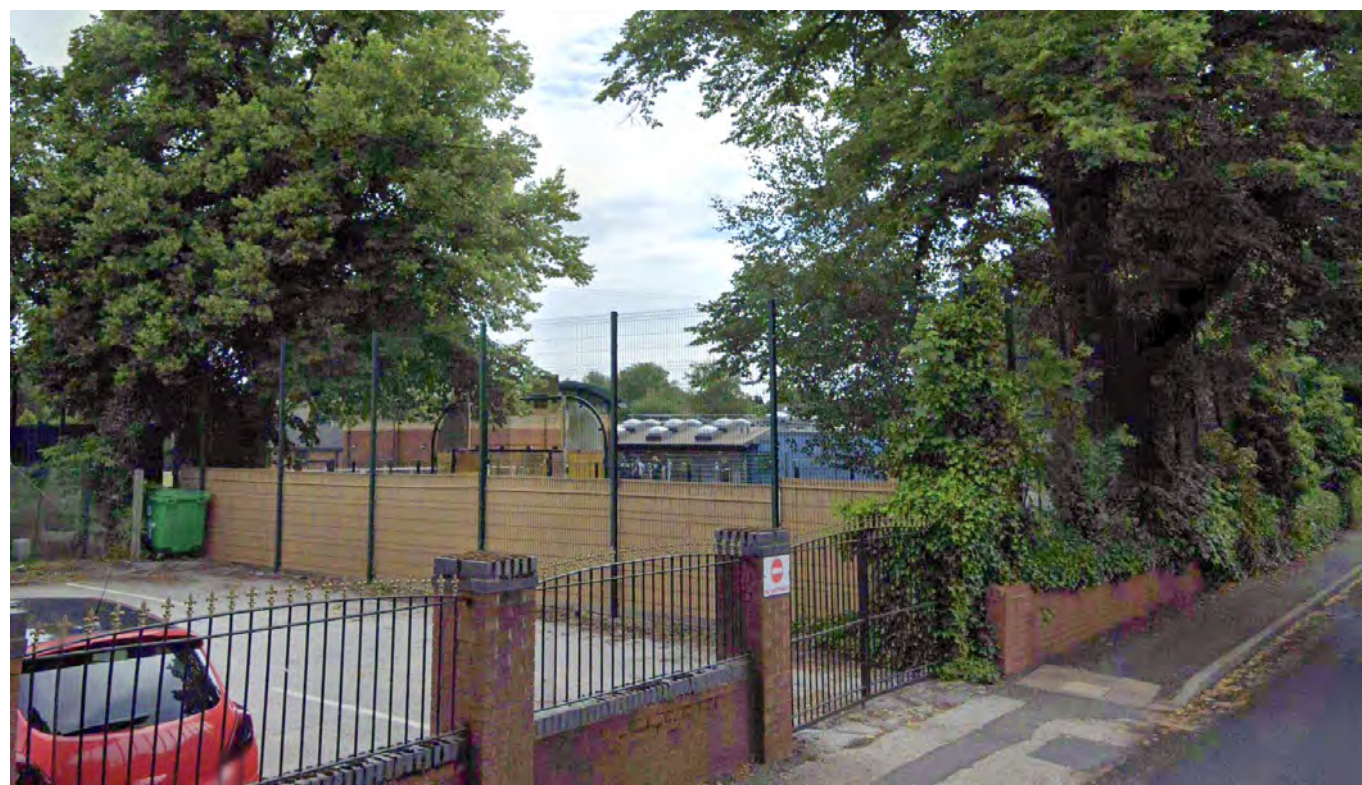
- . - . - . Existing 4m high security fence
- - - - - Existing 3m high security fence



Existing 3m high security fence



Existing 4m high security fence



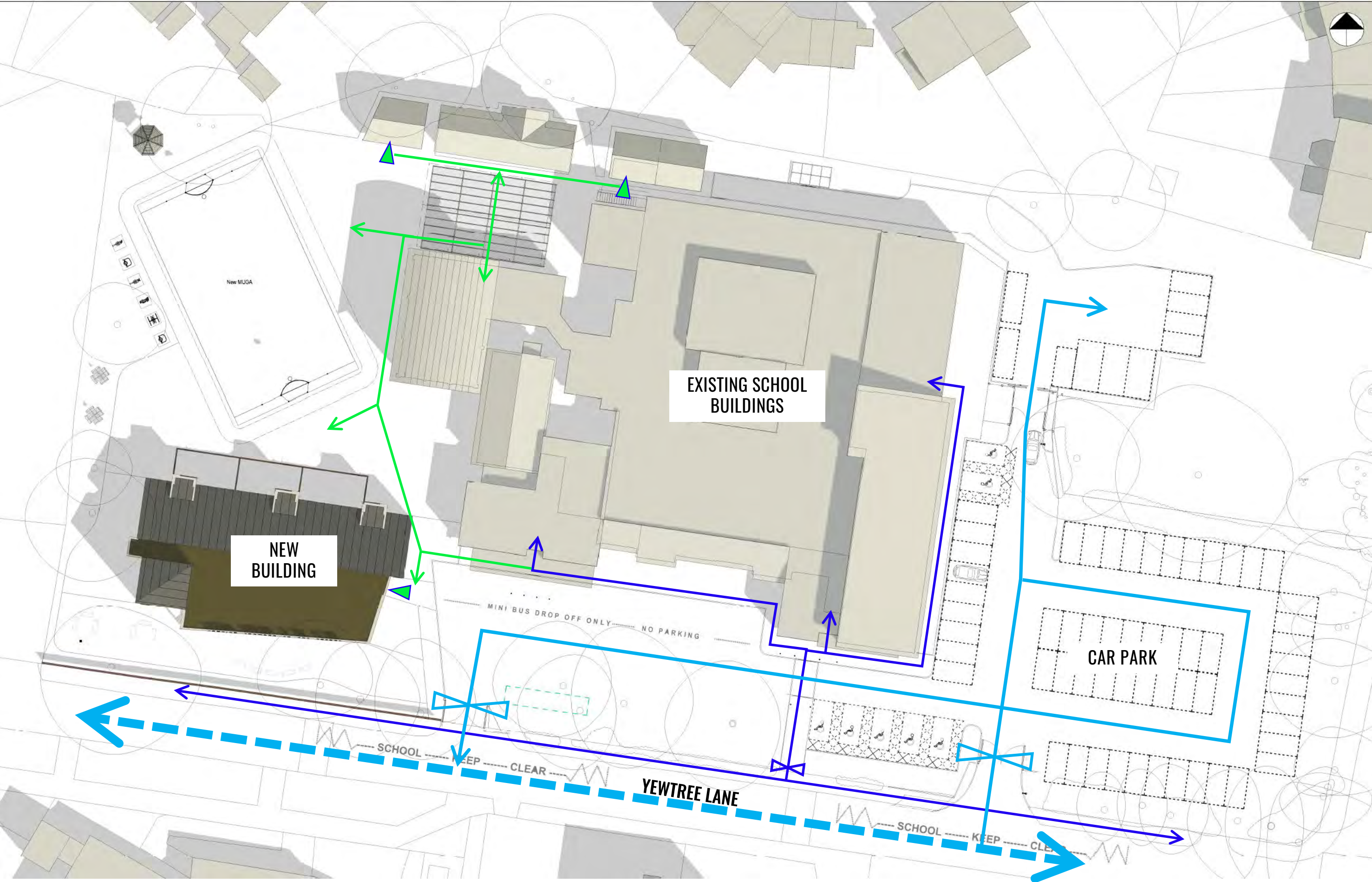
The existing site arrangement provides clearly defined pedestrian and vehicular routes.

The existing vehicular and pedestrian gates and routes will remain as existing.

The new building will be accessed from the existing external areas, just as the existing MUGA is.

Play and Social areas will be level or gently sloping throughout.

- Existing Vehicular Access
- Existing Vehicular Gates
- Existing Pedestrian Access
- Existing Pedestrian Gate
- Proposed pedestrian routes to new buildings/ external space



8.2 Internal Access

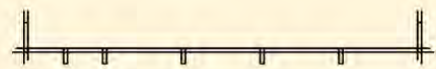
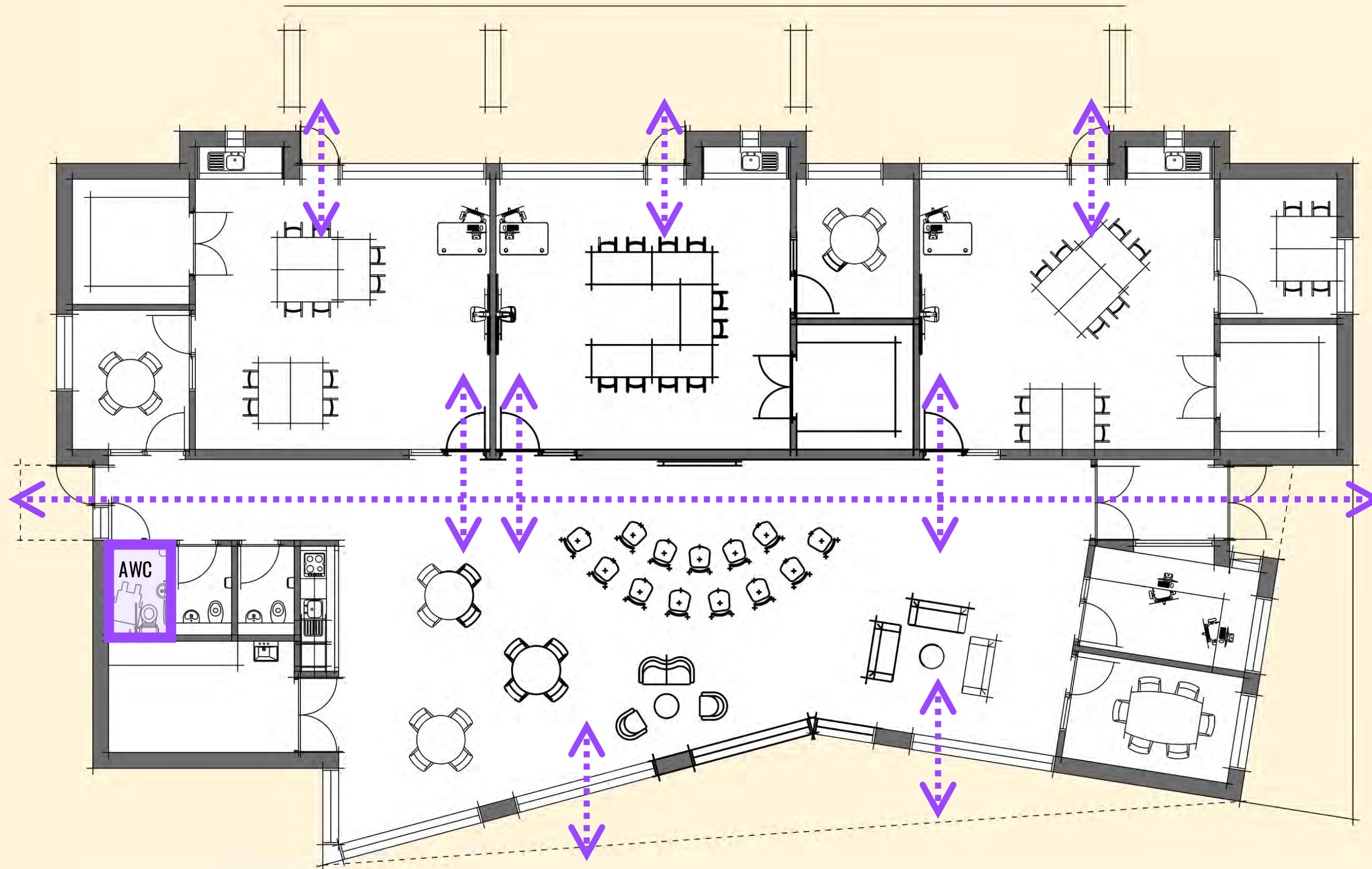
The continuation of the provision of full accessibility throughout the school is one of the key requirements of the project.

The existing and proposed buildings benefit from being single storey which enables easy access throughout.

The circulation is arranged so that it is clearly legible and is easy to navigate.

Level thresholds are to be provided throughout to all internal and external doors.

The new building will be provided with an Accessible Toilet, with direct access from the main circulation spine.



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