

Design & Access Statement

Wright Robinson College Security Hut

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Figure 1 - Wright Robinson College Site Aerial Photo

1. Introduction

- 1.1 Wright Robinson College (WRC), Abbey Hey, Manchester, wish to replace their small on-site security hut with an improved building that provides a better reception for visitors on arrival to WRC and to provide a higher quality work environment for it's staff with associated welfare facilities.
- 1.2 The existing Security Hut is located at the main vehicular and pedestrian entrance to the college in the North-West of the site, connecting into Falmer Close.
- 1.3 WRC's existing security hut no longer meets the needs of the college and is in need of maintenance. The reprovision of this facility, constructed over the original site, is part of WRC's ongoing enhancement projects to the wider site.

2. Design

- 2.1 The proposed reprovision of the WRC Security Hut intends to provide a higher quality aesthetic to the entrance of the site, by constructing a building of superior quality to that of the existing pre-fab unit.
- 2.2 In plan, the building comprises of an office space with space for two desks.
- 2.3 Tea making facilities are provided with hot & cold (potable) water within the office space.
- 2.4 Opposite the entrance is the WC. Providing much needed facilities, due to the significant walk to the building in excess of 170m.
- 2.5 In order to perform adequately as a security building good visibility has been provided through glazed openings to all sides of the building. Allowing for constant passive provision of the approach and the site itself.
- 2.6 The new hut will sit to the northwest of the existing hut, in front of the main entrance gates. The hut will sit in line with the perimeter fence. The existing hut will be removed and the area around it made good and new fencing installed. The proposed location of the hut will move the hut away from existing trees which are in close proximity to the existing hut.

3. Scale

- 3.1 The overall size of the footprint has been driven by the reprovision of the security hut with enhanced facility:
 - 3.1.1 Additional desk
 - 3.1.2 Visitor waiting area
 - 3.1.3 Welfare and tea making facilities
- 3.2 The increase in overall footprint is proportionate to the additional facilities and has been kept to a minimum in order to reduce the impact on the surroundings.
- 3.3 The volume of the structure has been scaled proportionately to it's surroundings and for it's function, considering aesthetics as well as performance. The proposed small permanent Security Hut has a low single storey ridge height due to it's small footprint. This helps to reduce the impact on the surrounding open environment.

4. Materials

- 4.1 References have been taken from both the existing security hut and the existing WRC buildings.
- 4.2 Walls - Constructed with a sand-coloured outer block/brick slip, referencing the existing WRC façades. This is also similar to the rendered board finish on the existing security hut.
- 4.3 Roof – Standing seam painted aluminium stucco profiled roof (RAL 7016) with a low pitch.
- 4.4 RWP – uPVC in black. Square profile
- 4.5 Guttering – uPVC in black. Square profile
- 4.6 Windows – uPVC with grey outer (RAL 7016)
- 4.7 Door – uPVC with grey outer (RAL 7019)
- 4.8 Perforated Roller Shutters – Powder coated to match the windows and door (RAL 7016).

5. Security

- 5.1 The existing site fencing terminates to either side of the security hut. Minor modification to this will mean the fencing will terminate against the security hut, prevent any unauthorised access to the school grounds.
- 5.2 The external openings will be security with shutters when not in use.
- 5.3 RWP installed with be square in profile and installed to be anti-climb.

6. Access

- 6.1 Access to the building is currently via a single door and a small, stepped threshold. It is intended for the new reprovision to provide level access at the threshold, permitting inclusive access for all visitors to the site.
- 6.2 Access will be via the single entrance door, sized to allow for wheelchair users access.
- 6.3 The door will open inward from the existing pedestrian footpath.
- 6.4 A clear turning circle of 1.5m will be maintained within the footprint of the building to permit wheelchair users to turn around internally.
- 6.5 The floor plate will be level throughout.
- 6.6 No additional steps or entrances doors are proposed within the application.

7. Conclusion

- 7.1 The proposed reprovision of the Wright Robinson College Security Hut will provide much needed welfare facilities for the staff located here.
- 7.2 It will also permit the safe vetting of visitors to the Wright Robinson College, ensuring that the site and it's occupants remain safe.
- 7.3 The new building will provide a higher quality aesthetic compared to the existing prefab structure.
- 7.4 Inclusive access has been considered and designed into the building.

Appendix A - Visualisations

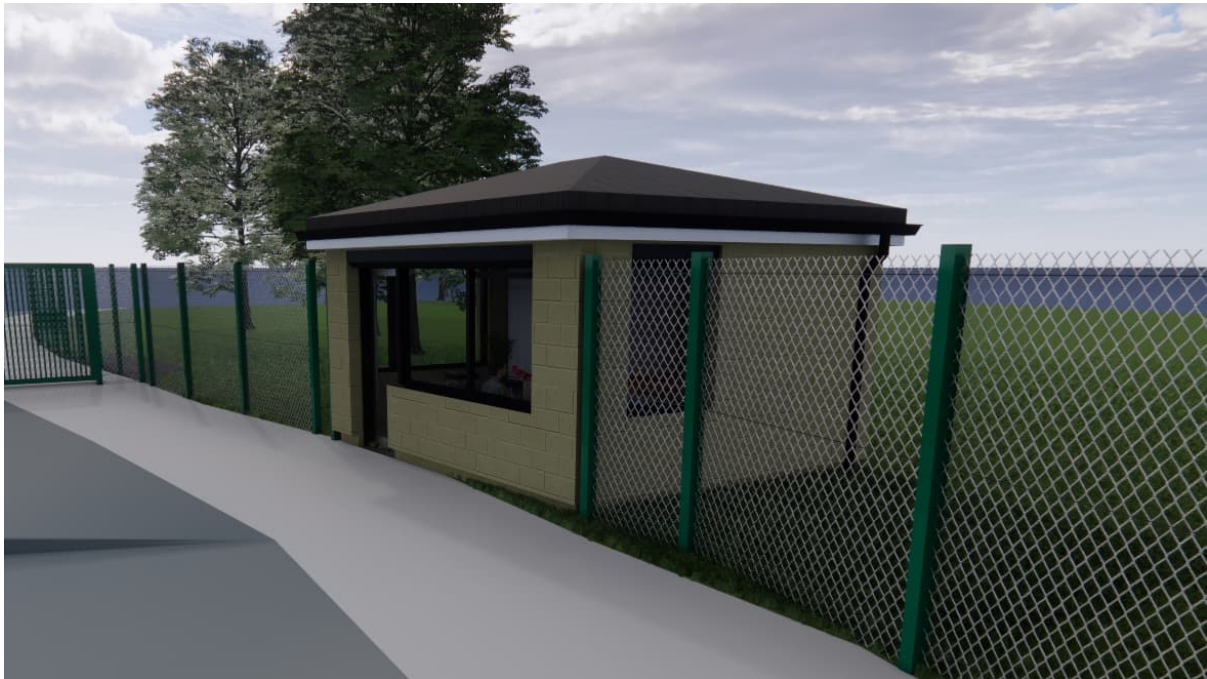


Figure 2 - Visualisation 1



Figure 3 - Visualisation 2



Figure 4 - Visualisation 3



Figure 5 - Visualisation 4



Figure 6 - Visualisation 5

