

Design and Access Statement

Site address: Higher Openshaw Community School
 Saunton Road
 M11 1AJ

Date: 25 February 2026

Contact details

Applicants name		Agents name	
Name:	Carl Atkins	Name:	Adam Gurjee
Address:	Manchester City Council District Property Development Adviser Corporate Estates Team Growth and Development Directorate Manchester City Council Manchester Town Hall Extension	Address:	Capital Programmes & Procurement Growth & Development Directorate Manchester City Council PO Box 532, Town Hall Manchester
Post code:	M60 2LA	Post code:	M60 2LA
Telephone:	07788978816	Telephone:	07971 384291

Description of development

Removal of existing temporary SEN unit and installation of new permanent unit.

Design standards followed

Approved Document M	☒
BS8300:	☒
Design for Access 2:	☒
Other (please elaborate below):	☐

Philosophy and approach

The main building on site is timber framed and was constructed in 1959. The existing SEN unit stands alone from the main building and is a prefabricated unit which was installed on site circa 2011. The planning department have granted permission for the unit on a yearly basis but have now stated that the temporary building is to be replaced with a new permanent unit.

Key access issues of the design

The design criteria for the works have the following key issues:

- Time constraints to complete works prior to the children returning September 2026
- External design and materials to match the existing building design.

Sources of advice and consultation

Dialog has been undertaken with MCC Planning Department as they have requested that the existing temporary unit is replacement with a new permanent unit.

The client and end user have been consulted with feedback incorporated into the design. The proposed layout of the building has been 'signed off' by the client and end user.

Nature and impact of environmental constraints

The scheme includes the demolition of the existing unit and the installation of a new permanent SEN unit. The work includes the full renewal of all internal fixtures, fittings, finishes and mechanical and electrical installations.

The main entrance and fire exits of the existing building have stairs and an accessible ramp leading to the doorways which are rotting and approaching the end of their design life. The proposed new unit will be sat on the existing hard standing to remove the requirement for stairs or ramps and new doorways will be 1000mm to allow for accessible access and egress at all points.

What steps have been taken to ensure this information is made available to building occupiers.

Both the client and building occupiers/end user have been consulted from the inception of the project who have liaised accordingly to establish a collaborative approach and unified proposal. The feedback from the client indicates they are pleased with the proposals and can see their input within the design. This design has been signed off by the client.

Additional material information

As detailed on the planning application with new external materials to match existing where possible.