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DESIGN AND ACCESS STATEMENT

Gorton Educational Village, Manchester – Dining Hall Extension

Bright Futures Educational Trust

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1 INTRODUCTION

1.1 Project Overview

Black Cat Building Consultancy have been appointed as agent by the client Bright Futures Educational Trust

Black Cat Building Consultancy has been appointed as lead designer by the Client Bright Futures Educational Trust to undertake the design, apply for and obtain planning approval for the extension of the existing dining room at Gorton Education Village.

The existing dining room facility is undersized for the number of children based on the guidance provided by the DFE and the school are needing to spread dining areas out across the site using a range of alternative spaces, this is causing issues with staffing and running cost. Also, due to limited space time for dining is staggered which is having a negative impact on the school time table.

The provision of extra dining will allow more pupils to dine simultaneously helping the school improve timetabling. The school will also be able to allow more dining in a single space helping the school manage the dining from a staffing point of view.

The project will include:-

- Internal refurbishment of the existing dining area
- Extension to provide new additional dining space
- External landscaping to provide walkways and covered dining area.

This Design and Access Statement (DAS) accompanies an application for conversion of a grassed area to a Multi Use Games Area (MUGA) with perimeter fencing located at Gorton Educational Village. The DAS has been written to meet the requirements of development control system.



Image of site (Google maps)

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2 THE SITE

2.1 Existing Site

The existing site is located within the area of Longsight South Manchester.

The site is occupied by Gorton Educational village to provide secondary school and SEN education. The site is owned by the client Bright Futures Education Trust along with the adjacent area of land occupied by Rushbrook primary school. All schools form part of the Bright Futures Education Trust Portfolio.

The existing site is irregular in shape due to the boundary's of adjacent properties. The site is made up of the main school building which houses 2no. Schools Cedar Mount and Melland high school forming the educational village. The Main school building is positioned to the West, the carpark and access is located centrally. The playground spaces are situated adjacent to the main building within courtyard areas along with a main playground to the South West. Informal soft play areas are also dotted around the site with a large area provided to the North West. The east f the site is made up of playing fields and artificial sports pitch.

The site topography is relatively flat with there been a slight fall in the direct from the Northwest to Southeast.

The application site boundary is denoted on the plan adjacent outlined in blue and is 70,884m^2

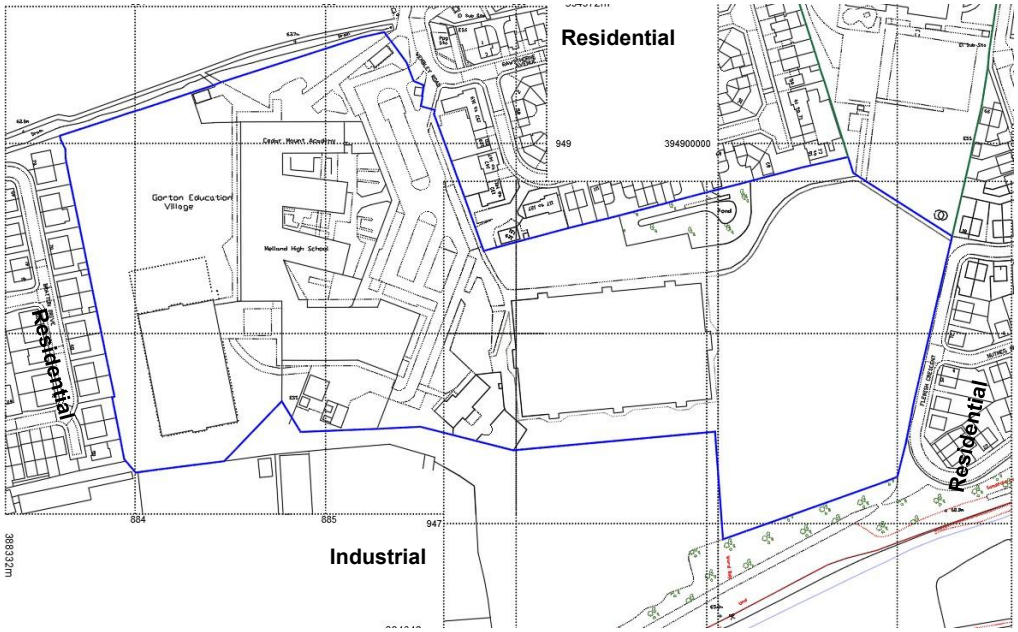
2.2 Existing Surroundings

The immediate surroundings of the application site are currently made up of residential properties to the North, East, West, due to the proximity of these homes it is highly likely that they are occupied by the families of the pupils that attend the school. To the South of the site there is an industrial estate

A local primary school which also forms part of the client's portfolio is set to the North East of the application site.

Within the local area there are several amenity's including shops, restaurants etc including part of industrial estates.

Further afield are other areas of Manchester including Gorton, Levenshulme and Redish



Plan of Existing Site

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2.3 Existing Layout

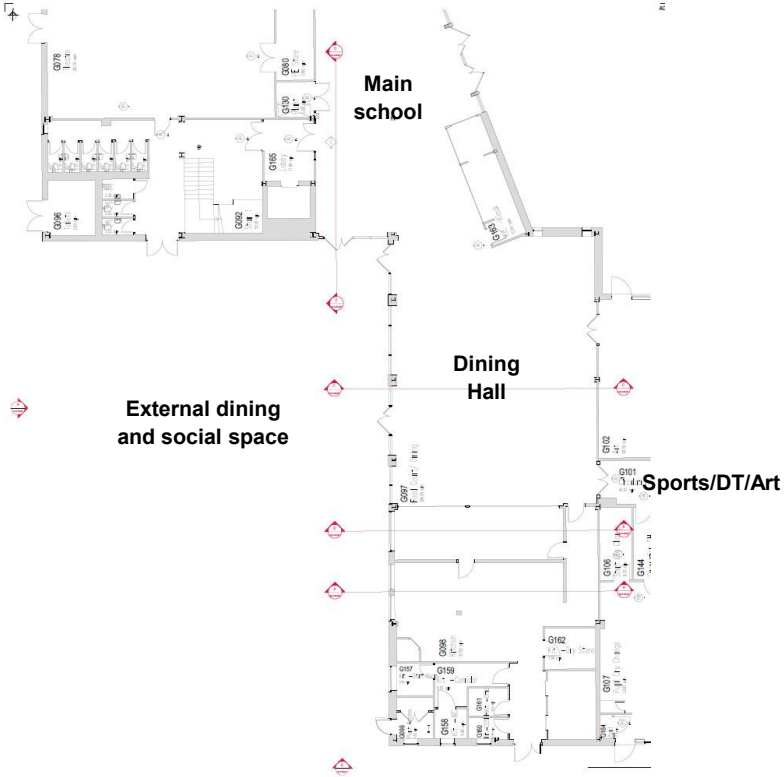
The works entailed are to the existing dining room which is located to the south of the site.

The space is made up of a large open space for dining which is accessed from the main central circulation space to the North which lease to the main school and another corridor to the West leading to sports, technology and art spaces.

The school kitchen and servery is location to the south of the dining area directly off the hall, the servery also provides space for furniture storage when the hall is not in use.

The dining area provides direct access to the external space to the West which is used for outside dining and socialising with an existing covered area in the form of a canopy.

The layout of the area can be seen on the plan below.



Existing Plan

2.4 Existing Elevations

The building was recently constructed with completion in 2008, with the age of construction the appearance of the building can be describe a relatively modern.

The façade of the existing building consists of a small selection pallete of materials and is made up of blue brickwork mainly to lower levels and with composite bronze cladding above, the roofs are a mix of flat single ply and metal pitched the remaining façade is then finished with aluminium windows, doors and curtain walling.

Existing elevations of the building in the location of the extension can be seen below.





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3 Proposal

3.1 Proposal

In brief the proposal is to create additional space for use by the school for dining. The development will be as detailed below:-

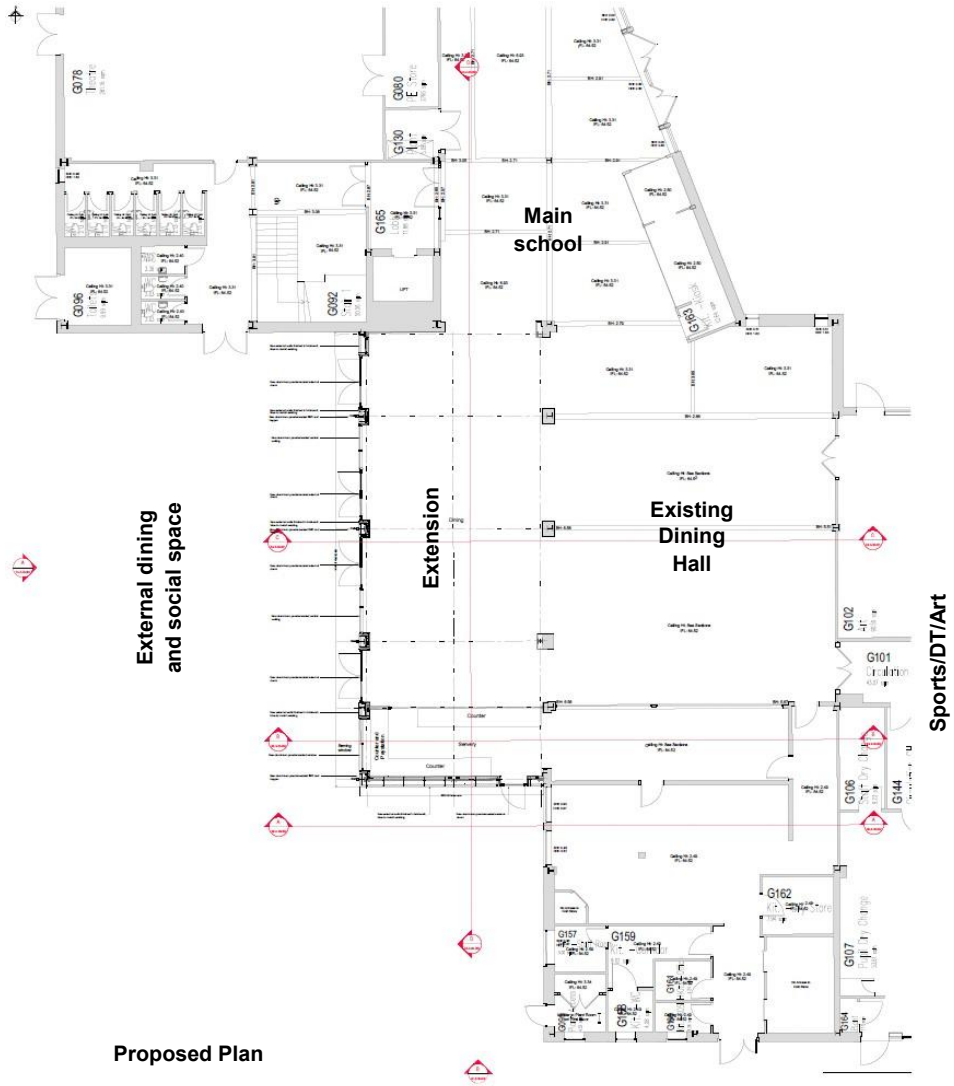
- Extension to provide new additional dining space and servery
- External landscaping to provide walkways and covered dining area.

The works entailed are to the existing dining room which is located to the south of the site. The existing hall will be extended into the external space to the West, this space is ideal for the hall expansion as it is directly located off the existing hall. The previous windows and door opens will be retained to create access from the existing hall into the extended area.

This will be similar to the servery, this will be extended in the same manner and access will be provided via the existing opening in the façade, the servery will have direct access to the existing kitchen and to the dining space via shutters. The Servery will also provide the school with an external serving window where it can be access by pupils who are dining outside.

The extension will be provided with large areas of curtain walling to maintain natural light and retaining the connection with the external areas, 4no of doors will be located in the West façade providing easy access to the existing external area where the existing canopy will be located to retain external covered dining.

The proposed overall plan can be seen adjacent



Proposed Plan

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3 Proposal

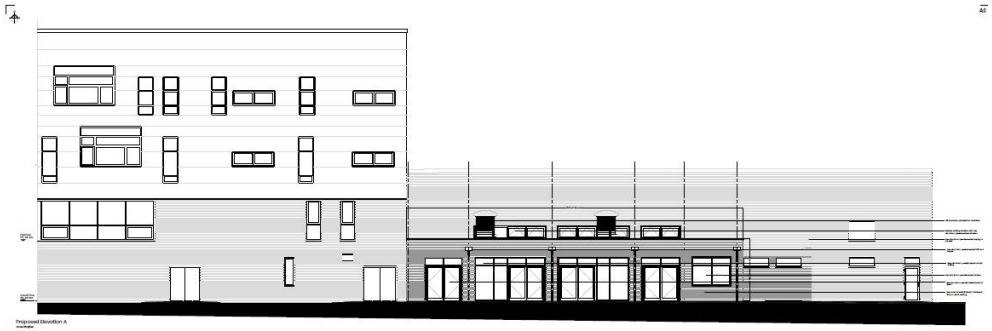
3.2 Appearance

The appearance of the proposed development can be seen adjacent on the proposed elevations.

The façade of the extension will be finished in similar materials of the existing building, blue brickwork to match will form the main facade with the remaining façade made up of aluminium windows, doors and curtain walling again to match existing.

Locations of the external openings have been positioned to replicate the existing.

The appearance of the extension will be minimal however as the building is relatively new by choosing materials that tie into the existing, the aim is to ensure the new extension does not impact on the current aesthetics of the building and feels like the extension was already part of the original building.





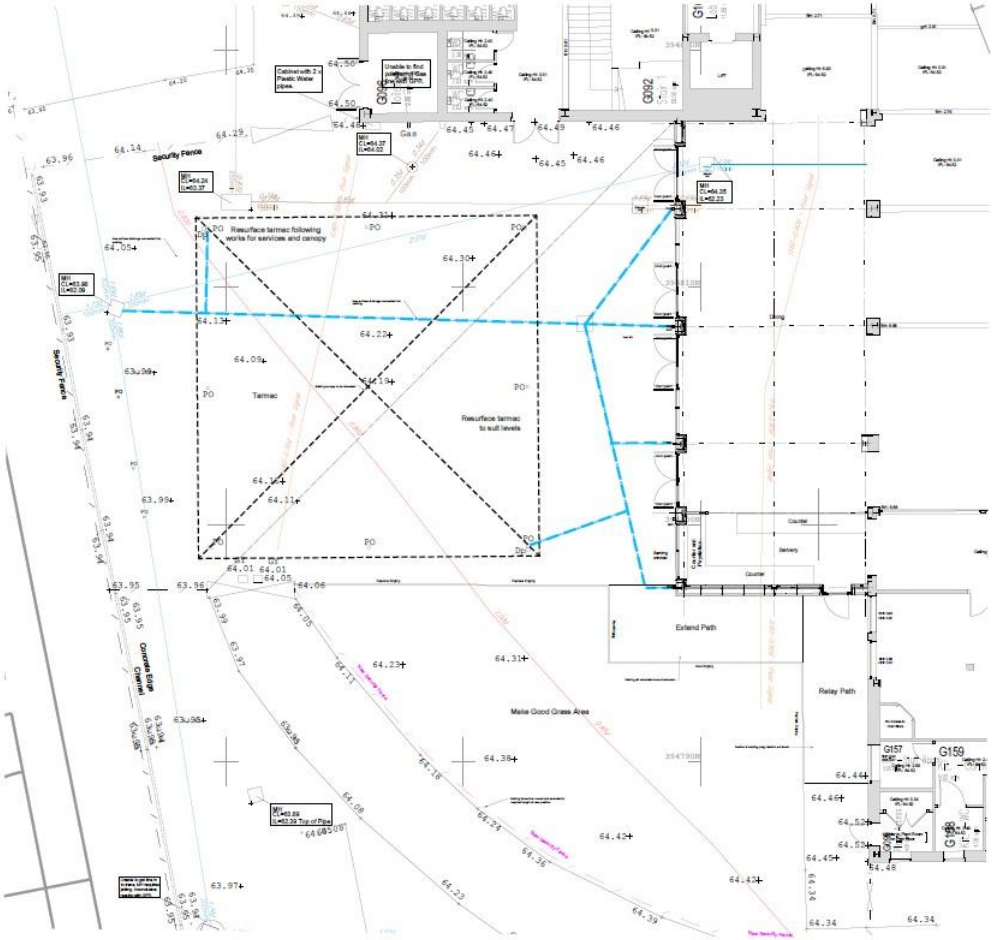
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3.3 Landscaping

As part of the development the existing landscape will be developed and altered to suit the new layout. Due to the extent the works and the fact the location of the extension is located on existing hardstanding the proposed landscaping works will be minimal.

Works will involve locating an existing canopy, resurfacing the existing hardstanding following the works, extending the existing path around the extension to maintain access and relocating an existing fence line to provide additional secure external space for dining and socialising.

The proposed plan can be seen adjacent.



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4 ACCESS

4.1 Access

Access to the site and building will not be affected by the works.

As previously describe access to the new extension will be direct off the existing dining hall, the extension will be fully accessible.

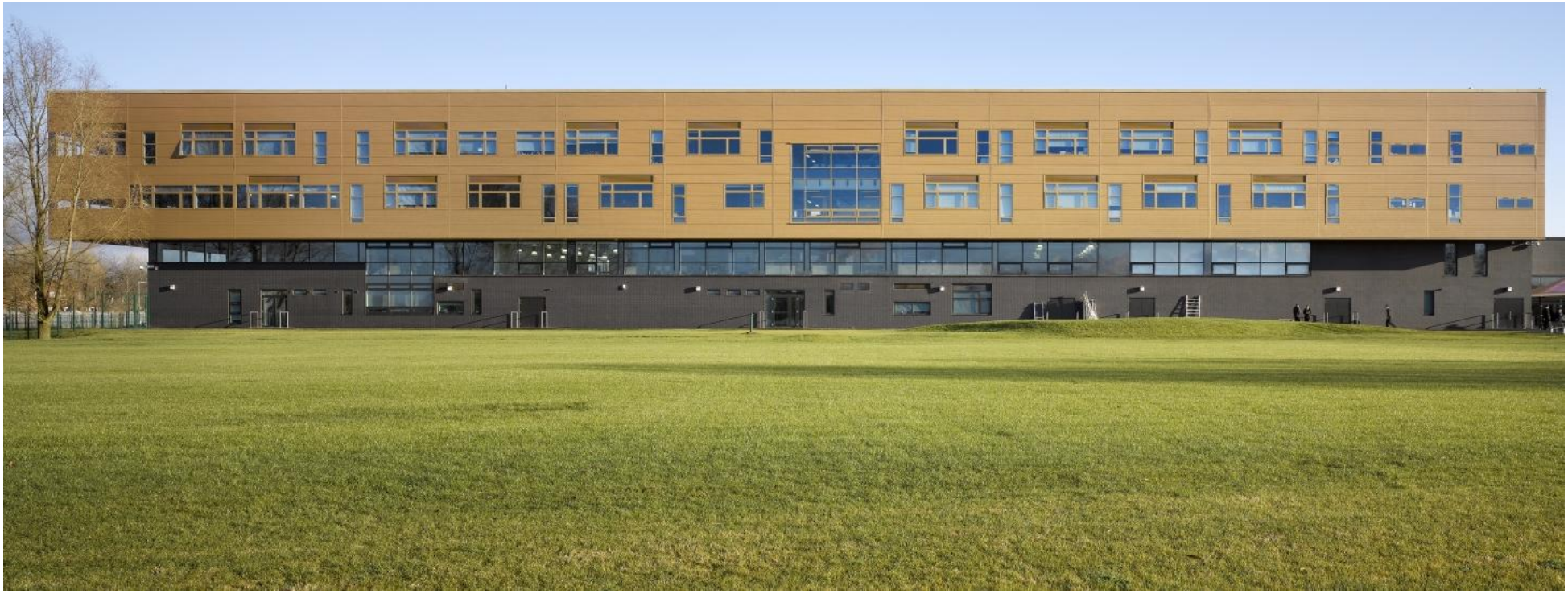
The extension will provide direct access to the external dining and social area as per existing so access will not be affected by the works

5 SUMMARY

The proposed development is a continuation of previously accepted usage principles, which when considered has been determined to be sympathetic to the character of the area. Using similar design principles, the proposal is in keeping with the context of its surroundings and there would be no loss of amenity to adjoining or adjacent occupiers.

The proposed development is felt to be compliant with National Planning Guidance, Development Plan Policies and Supplementary Planning Guidance.

For these reasons we believe that planning permission should be granted.





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