

Replacement Classrooms Extension and Demolition of Horsa Buildings

Design and Access Statement



Objectives

It has been identified that the two detached Horsa buildings are no longer suitable and that it would not be economically viable to invest in these buildings to bring them to a modern standard. It is therefore proposed to construct a replacement classroom block extension at the rear of the main school building; with associated toilet facilities; circulation areas; and to demolish these two outdated buildings.

Use

Primary School

Existing Environment

Park View Primary School has in the region of 415 pupils on roll with a 30 place day nursery. It is located less than 1 mile to the South East of Prestwich Town Centre (Prestwich Village) and 3 miles North of Manchester City Centre.

Park View Road, a public accessible highway, runs across the site from West to East and separates the main school building from the school playing fields and car park to the North. The vehicular delivery & pedestrian access points have limited access via secure gated entrances. A large playground is located to the South with additional hard play areas to the North. The site is situated on the edge of a sub-urban residential context with agricultural land to the Southern and South-Eastern boundaries. It is bound by recreational green land to the North and Sedgley Park Synagogue to the West and residential developments to the South and East. Visual/ acoustic screening is provided by established trees & vegetation along the southern & eastern boundaries.

The main school building, which is situated parallel to Park View Road, dates from c.1935 and includes a basement boiler room and detached building. It is of a traditional red brick masonry wall construction with pitched slate roofs and felt flat roof areas. Two detached Horsa buildings were constructed c.1948 and a detached classroom block and additional playground was built c.1992. The main school hall, two new classrooms, a nursery unit and the two storey admin block were extended in the late 1980's and in the 1990's which included the provision of a new car park that was constructed on the opposite side of the road. Both the site and internal building layouts have subsequently remained largely unchanged.

The site is not in a flood risk zone and is not located within a former coal mining area.

The Phase I Preliminary Risk Assessment and Phase II Interpretative Ground Assessments have been carried out. The reports have been prepared in support of a planning application to develop the site with an extension to the existing building and are issued with this application. The risk assessment did not

identify any potentially contaminative areas on the site. Ground gas monitoring was carried out in line with CIRIA 665 in order to assess the potential risks from landfill gas migration. Conclusion is that no gas membrane is necessary.



Existing View of Position of Proposed Extension



View of Temporary Building to be demolished

Amount of development

The new development consists of constructing a 400m² floor area extension on two levels comprising of:-



4No Classrooms with storage;
2No Pupil Toilet Facilities;
Cleaners Store;
Boiler Room;
Library / Group Room;
Circulation, Stairs and Platform Lift

Internal alterations comprising of:-
Library; Circulation; Heads Office

Demolition of existing:-
2No detached redundant buildings.

External Works.

Layout & Access

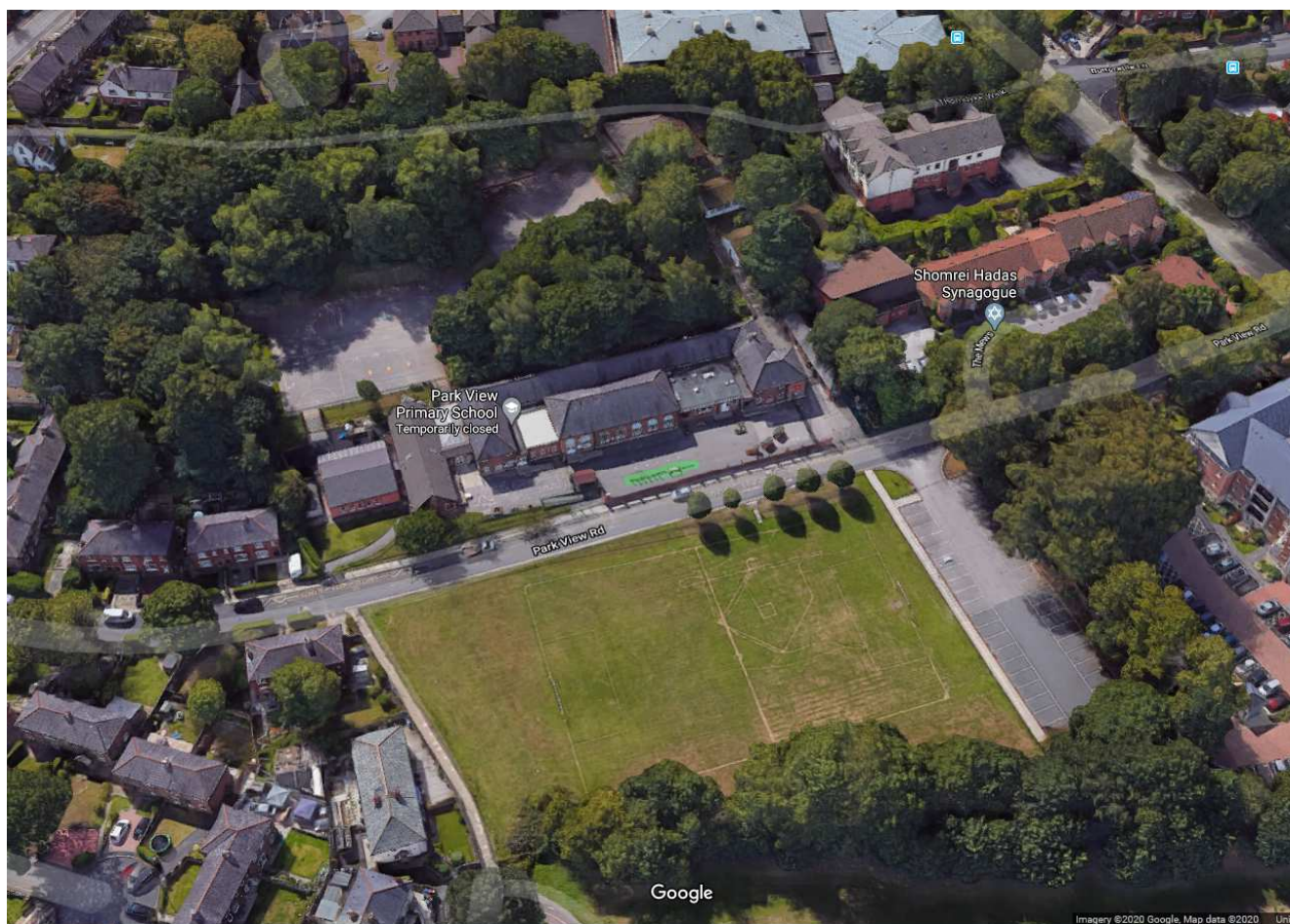
Horizontal circulation within the new building areas is designed to comply with Part M of the Building Regulations and Secured by Design. The upper area is accessible via a stairs flight and platform lift.

Scale

The new building is single storey and appropriate for the function as recommended in BB 99 and BB 103.

Landscaping

- The majority of trees which are scheduled for removal are Category U and Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Mitigation proposals for loss of trees, shrubs, bird nesting habitat and school pond are indicated on the proposed external works drawings in the area of the demolished buildings. It is intended that the School Pupil Council will have an input into the design of the habitat wildlife area, pond, woodland area and therefore the final selection of species/type of planting, landscaping and trees will be known at a later date (to be agreed with the council), however tree planting will be native species: Rowan, Holly, Hawthorn, Guelder Rose and Bird Cherry are recommended (by the bat surveyor) as they are small trees with attractive blossom and fruit.
- Pedestrian perimeter tarmac pathway around new extension with retaining walls for adjacent banking, with level access to upper hardstanding playgrounds from upper level and access to library, external areas and boiler room at lower level.
- Landscaped and grassed areas would mean there would be no overall loss of green landscaping areas.
- Existing hardstanding play areas and playing fields are not affected by the construction



The Contractors site compound to be positioned on existing school car park across Park View Road due to lack of space within the vicinity of the extension and demolition areas and to minimize disruption to the school activities. The highway will be kept in a clean and tidy condition.

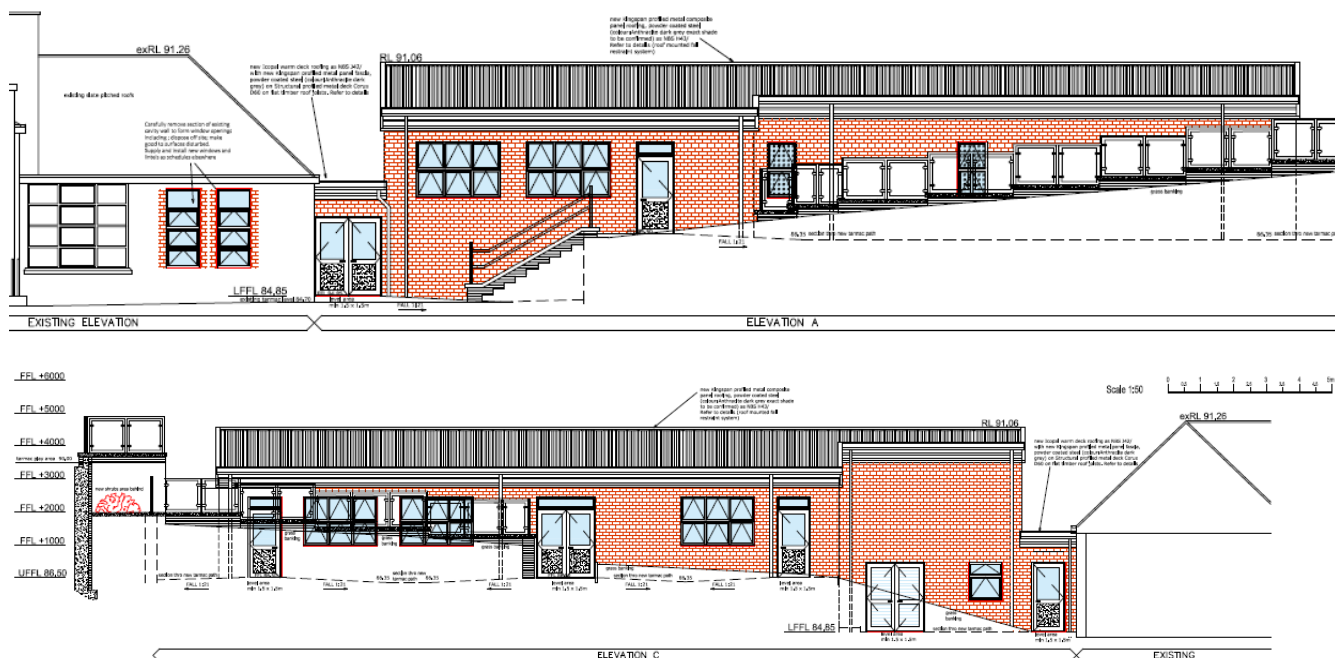
Site Car Parking Areas

The proposed development would not increase the number of classrooms at the school and as such, the current level of parking provision would be acceptable. The proposed development would not impact upon the vehicular access to the site.

Appearance

The proposed design is generally to complement the existing adjacent building:-

- facing brickwork cavity walls (red)
- profiled secret fix insulated metal roof deck panels powder coated (dark grey), felt flat roof (dark grey)
- upvc or clad panel soffit and fascia (white) and upvc gutters and rainwater pipes (black)
- upvc windows & external door frames (white)



The site's topography and floor levels are such that the single storey extension can be erected at an equivalent floor level to the existing school building at the lower level and the external door exits at the upper level are suitable for the adjacent external areas to access hardstanding play areas.

Crime Impact Statement

I can confirm that the building extension has been designed to eliminate any areas where a person could hide from sight and any such areas are fenced and gated to stop access. Sufficient external lighting and security locks etc are included.

Bury Unitary Development Plan (UDP)

The following planning policies are afforded due consideration:-

- EN1/2 Townscape and Built Design
- EN1/3 Landscaping Provision
- EN6 Conservation of the Natural Environment
- EN6/3 Features of Ecological Value
- EN7 Pollution Control
- EN7/2 Noise Pollution
- EN7/5 Waste Water Management
- EN8/1 Tree Preservation Orders
- EN8/2 Woodland and Tree Planting
- RT1/1 Protection of Recreation Provision in the Urban Area
- HT2/4 Car Parking and New Development
- HT5/1 Access For Those with Special Needs
- CF1/1 Location of New Community Facilities
- CF2 Education Land and Buildings
- SPD6 Supplementary Planning Document 6: Alterations & Extensions
- SPD11 Parking Standards in Bury