

**Project:** New Classroom Block  
**Client:** Unsworth Academy  
**Job Ref:** 2118  
**Date:** November 2021  
**Document:** Design & Access Statement

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## **1 Background**

The school in Unsworth moved into a new £12 million building in 2019. This building was designed for a Published Admission Number (PAN) of 937.

Thanks to its developing reputation for excellence (it is one of only two schools in Bury to be rated 'good' by Ofsted and it has a clear strategy to improve in future), and its wide catchment area (reaching as far as Bury, Salford and Radcliffe), the pupil roll is increasing, and the school is oversubscribed.

To allow for this demand, the school appointed four additional teachers in September 2021. However, additional classroom space is required.

The school has explored the possibility of extending and reconfiguring space in the existing Construction Centre, but this was found not to be viable – and furthermore this space will be required for the use of learners attending the new Special Educational Needs and Disabilities (SEND).

## **2 Use**

The proposed building will contain six new classrooms, along with a suite of toilets, and circulation space.

This proposal will ensure that all teachers are able to deliver quality first teaching in their own dedicated teaching spaces. This will minimise disruption to learning which inevitably occurs when teachers are sharing classrooms and moving on a lesson-by-lesson basis. Minimising disruption to learning and the need for teachers to continually swap in and out of their classrooms will ensure that outcomes improve, and educational attainment is raised.

Furthermore, this proposal will also ensure that the school has an additional playground area to accommodate the increasing pupil roll. This additional outside space will include a sensory/ECO garden, long jump pit and shot-put facility.

The scheme is to be occupied during school hours, during school term time for school pupil teaching and learning activities.

### 3 Amount

The school site covers an area of approximately 59.9Ha (with an additional 51.9Ha playing field accessed via a subway under the M66 Motorway).

The site is predominantly open, with the new three storey main building and various large older buildings including a sports hall. The site of the old Castlebrook High School buildings remains as an open field to the North of the new buildings and fronting onto Parr Lane.

The proposed new classroom block has a Gross Internal Floor Area of 490m<sup>2</sup> on one storey. This will accommodate six classrooms of 61m<sup>2</sup> each, along with a corridor and suite of toilets.



Images . Google aerial site image and Site location plan.

### 4 Layout

Six locations within the school's boundaries were investigated, all of which have their inherent hazards / issues regarding the supply and installation of a modular building. Namely :- high pressure water pipes owned by United Utilities, overhead power lines, a public right of way, poor marshy ground conditions, proximity to the M66 motorway, access through the schools main in/out point.

The proposed location was selected due to its close location to the main school building without the need to tackle any of the items mentioned above other than construction vehicle access along the main school access road.

The site is in flood risk zone 1.

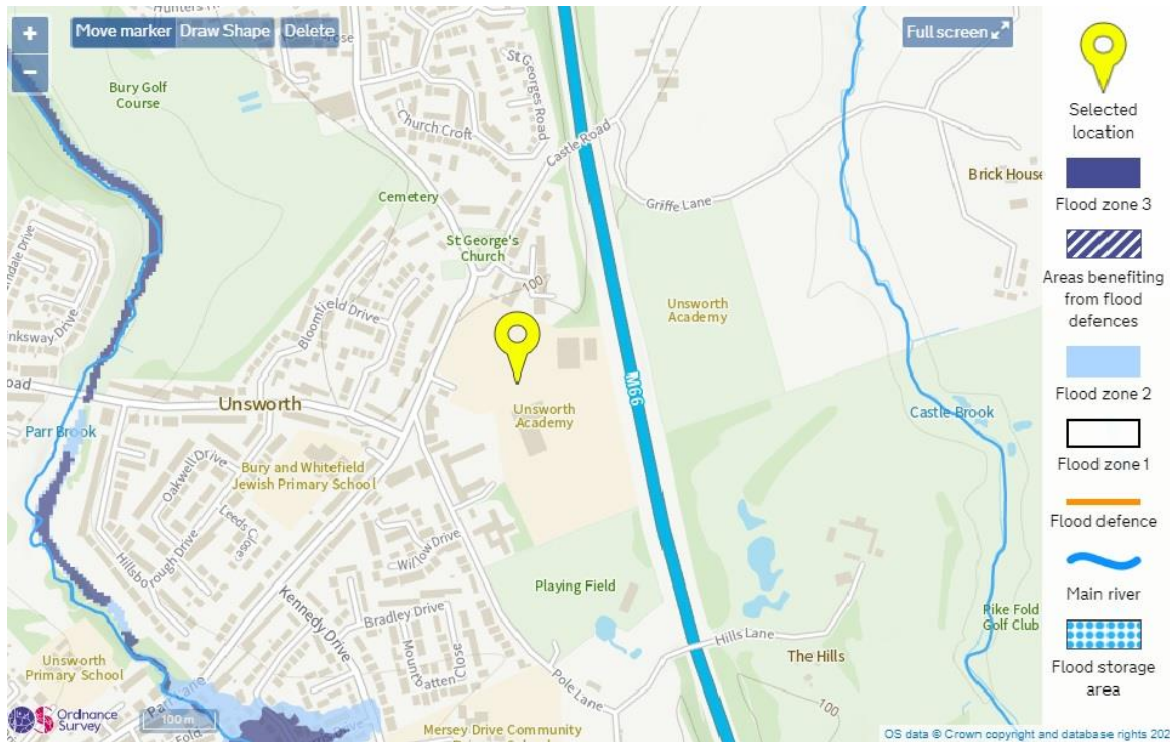


Image . Flood risk mapping data.

## 5 Scale

The proposed building will be on one storey, with a monopitch roof. This will contrast with the three-storey main school building which faces it across the driveway, and allow the main building still to be seen on most approaches to the school.

## 6 Appearance

The new building will be a long, low, construction, with its elevation regularly punctuated with large windows. Interest will be further added by using a mixture of materials for the walls – areas of off-white render, and fine gauge engineered timber cladding mixed with durable blue/grey brick cladding around the entrances and below floor level, to match the main school.

These materials will complement the external finishes used on the existing buildings on the site.

The proposed building, being constructed using a modular system. This will provide a building which has good standards of energy efficiency, a long service life. It also allows the construction programme and all the related disturbance to be dramatically reduced.



Image . Existing school building



Image . Proposed classroom block

## 7 Access

The site has a well-established access way from Parr Road, which is to be retained. This access driveway leads to the main school buildings and carparks all the way to the new building. The site is well provided with tarmac paths which similarly are to be retained to provide level access to the proposed new classroom block. Around the proposed building

a similar tarmac surface path is to be used.

The site is relatively flat which allows wheelchair users and those with mobility issues to reach the building independently. All entrances to the building will have flush, level thresholds from outside to inside. The building is designed on a single level and all rooms can be accessed via the lobbies and corridors.

The building is designed with a dedicated accessible WC. This design is in accordance with part M of the building regulations providing an independently accessible facility.

The position of the proposed building means that 7 No disabled parking spaces will need to be relocated. The new position will be across the driveway from their current position, with no loss of amenity.

Additionally, as some of the current overflow parking is in the position of the new playground, this will be relocated so that all 30 spaces are in the same place, adjacent to the Sports Hall.

A public right of way which traverses the site will also be relocated. This is noted on the attached drawing 2118-MEB-XX-XX-DR-A-3-103-A

## **8 Summary**

Since its founding, Unsworth Academy is proving to be an important part of the community.

The success of the school has meant that the roll has increased, and the school is oversubscribed.

The proposed development will allow the growth of the school to have a positive impact on the outcomes for its pupils.